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# PLANS & DESIGNS of

## BUNGALOWS
## MODERN·HOMES
## CHURCHES
## SCHOOLS · ECT.

## ARCHITECTURAL·DESIGNING·CO.

REALTY · BUILDING · SPOKANE · WASHINGTON

PRICE $1.00

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# FOREWORD

THE publication of this book has for its purpose the placing in the hands of prospective builders, a suitable medium from which may be made the selection of plans and designs which will most accurately fulfill their needs.

When one has a home to build; when a district has a school to build; when a congregation has a church to build; or when a business man, company or corporation desires to erect a building, whether it be a bank, office building, hotel, apartment or factory building, each requires the most careful thought and study. Whatever the purpose of the building and whatever the cost, all are entitled to a proper return in value for the dollars invested. Each building should be adapted to the individual requirements of the occupant or owner.

It is, of course, impossible to confine in one volume a variety of designs suitable to all individual needs and preferences, but we have endeavored in this publication to show a sufficient variety of designs from which, in most cases, a selection may be made.

In cases wherein no plan or design can be selected which will properly fulfill the requirements of the prospective builders, we are prepared to co-operate with them in designing whatever type of building may be desired. Under the heading of "Special Work" will be found full information regarding our special plans, as well as many helpful suggestions for the builder.

The imperative necessity of properly executed working plans and specifications for the proper construction of all buildings, whether large or small, is so well known that it requires no special emphasis here. Their absence oftentimes proves many times more costly to the owner than their original cost would have been.

### SELECTION OF PLANS

In the selection of plans from the sketches given, if any additional information is desired concerning the various designs, we will be pleased to answer fully all inquiries.

Our charges for complete plans and specifications including, in all cases, all necessary full size and large scale details, are given in connection with the designs shown.

All stock plans should be ordered by the numbers given (both plan numbers and design numbers).

Remittance by money order, check or draft must accompany order in all cases.

## EXTRA BLUE PRINTS AND SPECIFICATIONS, MATERIAL LIST AND BLANK CONRACTS

At a small extra charge additional blue prints and specifications, together with the necessary material list and blank contract, will be furnished. This charge is noted in connection with the designs as shown.

The material list will, in all cases, be found of the greatest convenience to the builder and owner, as it gives a complete schedule of all dimension lumber, siding, shingles, etc., necessary for the proper construction of the building. From this list estimates may be secured from the local mills and material dealers which will materially help in reducing the cost of construction of the building.

In cases where it is desired to have the building erected by contract, an additional set of blue prints and specifications, as well as a properly drawn and executed form of building contract are a necessity and their absence may prove a costly "economy" for the owner. The slight additional cost at which these may be secured is a profitable investment in most cases.

## ESTIMATES

It is our aim, in all cases to make our estimates as accurate as possible and for this reason we have given the two figures, the average of which will in most cases be a close estimate of the ultimate cost. Where the cost of a heating plant is included we have so stated in the estimates.

The varying conditions and costs of material in different localities make it impossible for us to place an exact figure for the cost of any structure, but as a general rule local contractors will furnish estimates in accordance with the actual conditions under which the building is to be erected.

## WHAT A SET OF OUR WORKING PLANS CONSIST OF

Basement, or foundation plans, roof and floor plans, four elevations, showing front, rear and two sides; all drawn to a ¼-inch scale, with every dimension carefully figured and marked; a complete set of scale and full size details as required for everything on the exterior and interior of the building.

Our specifications are made complete in every detail and so worded as to give a clear and concise description or schedule of all workmanship and materials required. Full protection is given to the owner as well as fair treatment for the contractor.

## SPECIAL WORK

As mentioned heretofore, in all cases where no suitable plan or design can be selected from among those shown, WE WILL DEVELOP YOUR PLANS FROM ROUGH SKETCHES.

In the back of this book will be found a specially prepared blank sheet, on which you will find it an easy matter to tell us fully your wants and to make a rough sketch giving us some idea of the general arrangement of floor plans desired.

From this information and sketch you send us, we will make a drawing with such improvements as our experience and judgment dictate and submit the same to you for final inspection.

Our charges for this service are as follows:

Sketch for any dwelling of five rooms or under (not including hallways, baths, etc.) $5.00.

For larger houses add $1.00 for each additional room over five rooms. Remittance for sketches must accompany order.

For schools and other buildings, a charge will be made for sketches of not less than $10.00, and will be based upon the character and size of the work desired. Prices for these sketches will be sent upon application stating requirements.

### CHARGES FOR SPECIAL PLANS AND SPECIFICATIONS

Our charges for special work, including complete plans and specifications, blank contracts, etc., as a general rule, are based upon the estimated cost of the proposed building. This charge is two per cent of the estimated cost, except in special cases where the magnitude or special requirements of the work make necessary a greater charge. In all such cases we will quote you an exact figure covering our charges, which will be sent upon the return of sketches for approval.

There are many people who spend years in planning their home, and many more years in regretting that it is not right.

If any suggestions shown on the various plans and interiors given in this book are desired to be incorporated in the plans for special work, mention the same and refer to the designs by number.

If, upon receipt of our special sketches, any changes are desired, the same may be noted upon a separate sheet and returned with the sketches. If order for complete plans and specifications accompanies the return of sketches, where necessary on account of numerous changes, etc., we will redraw the same and forward for final approval without extra charge.

Our estimates of cost will accompany sketches in all cases.

When ordering special plans and specifications, please enclose one-half the price with order, as evidence of good faith, the remainder when plans are finished, which will be sent C. O. D. to the address directed. Express charges will be prepaid when full price of plans is sent with the order.

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## BUNGALOWS AND MODERN HOMES

Primarily the word "Bungalow" conveys to the mind the idea of a low, rambling, one-story dwelling, the exterior of which must be at once novel and attractive as well as simple and graceful in outline. The interior features must be designed for economy of space and utility and must typify "home comfort" to the highest degree. The arrangement must be such

as will make possible the saving of all unnecessary steps for the housewife. To use a well-worn phrase there must be "a place for everything." These features, together with the comparative low cost, are what have made the bungalow the most popular type of dwelling.

The incorporation of the features of the bungalow into larger homes of one and one-half and two stories, has made the term bungalow signify this type as well as the one-story dwelling. However, a distinction is always maintained from the older fashioned "cottage" with its steep roof, elaborate mill work and box-like rooms.

Among the larger bungalows, a type has arisen which has adapted many features from the Swiss, and which is popularly termed the "Swiss Chalet" or "Swiss" bungalow. The peculiar advantage of this style lies in its relatively low cost for a larger number of rooms. It is compact, covers little ground and has fewer breaks in outline.

The "Story-and-a-half" bungalow also has many advantages as it enables the placing of several rooms under the low roof thus utilizing the otherwise wasted attic space. The low sloping roof lines often add a pleasing touch to the exterior appearance that can be obtained in no other way.

The "Mission Style", as popularly termed, is often misapplied. It should typify simplicity, and the absence of applied ornament. The rough cast plaster exterior and the terra-cotta or metal roof tiles generally used, together with its simple arches and roof lines, lend to this type a pleasing and harmonious appearance.

## THE EXTERIOR OF THE BUNGALOW

Rough or unsurfaced siding is most often used on the exterior walls of the bungalow, as when properly stained it is more in keeping with this style. Some very pleasing effects are also obtained by the use of shakes and shingles. Either rough or surfaced casings and trim may be used.

On the lower pitched roofs, such as are found on the "Swiss" type of bungalow, it is many times best to use, in place of the ordinary shingled roof, some one of the prepared asbestos roofings. This material when properly applied, and laid with the white surface uppermost, reflecting as it does, the sun's rays, makes possible the low pitched roof without any undue warmth to the rooms below, as well as providing a secure and "tight to the weather" roof. Actual tests have proven the temperature in the attic and upper stories of dwellings roofed with white asbestos roofing to be much lower than can be obtained by the use of the usual shingled roof. The white surface also has a value in affording a pleasing contrast with the darker stained walls of the building.

In the treatment of porch piers of masonry, as well as the outer facing of chimneys and fireplaces, native stone will many times be found to be as appropriate a material as could be desired and often at a lower cost. Dark brick, interlocking facing tiles, stucco, rough cast plaster, and an endless variety of other materials may also be used with pleasing effect.

## THE INTERIOR OF THE HOME

In the construction of the home certain features should require the most careful attention. Among the most important of these is the construction of all flues, chimneys and fireplaces. All flues should be lined with terra-cotta flue lining. Fireplaces should be constructed with proper sized flues to afford ample draught. Nothing can cause more regrets than a "smoky" fireplace.

In planning one-story dwellings, an inside stairway leading to the attic should be incorporated when space permits, as it affords a most convenient space for storage, as well as offering access to any rooms which may be later fitted up in the attic space. An inside stairway leading to the basement, and convenient of access from the kitchen is a necessity. Also, where possible a separate outside entrance to the basement should be provided. Wherever practicable our plans provide for these features.

The basement should in all cases be of ample size for the accommodation of the heating plant, fuel rooms, storage, and laundry rooms if desired. Our basement plans provide, in most cases, for a full basement and in no case for less space than will afford ample room for the above requirements. Where possible the basement floors should be of concrete and slope to a basement drain.

The laundry room, provided with the proper fixtures, may be placed in the basement, or if desired, in many cases the laundry trays may be installed on the "Screened Porch". Where this arrangement is made, sash and doors should be provided for the screened openings, for use during the colder weather.

Another feature that should receive consideration is the arrangement of the bath with regard to easy access from the various rooms. It should have but one door, thus securing privacy, and should be entered from a hallway opening to the bedrooms and other principal rooms, except in cases where the bath and bedrooms are desired en suite.

Screened sleeping balconies are deservedly popular in all climes and will add much to the comfort and healthfulness of the home. In many cases the screened openings may be equipped with movable sash, thus affording an additional sleeping room.

The arrangement of the kitchen should be such as to afford ample cupboard space, shelf and closet room. A cooling closet is a valuable feature, which will be found incorporated in many of our bungalow plans. Our kitchens are, in every instance, designed so as to require the fewest possible steps for the necessary household work. Flour bins and all other accessories are provided for.

In all bungalow designs shown in this book, the estimates include hardwood floors in the living room, dining room and other principal rooms.

The interior finishes for woodwork may be varied, both in accordance with the amount to be expended and the character of the rooms. Natural stained finishes, showing the grain of the various woods, are generally used in the living room

and other principal rooms, while for bedrooms and halls, either white enamel or oiled or varnish finishes may be used. For the kitchen and bath white enamel forms the most satisfactory finish, as it is easily kept clean. A plaster wainscotting finished in enamel, either marked as tile or left plain and to a height of from four to six feet, forms a very desirable finish for the walls of the bath and kitchen.

Treatment of the walls varies, of course, with the cost of the building. They may be kalsomined in suitable tints, or "washable wall finishes" used which also give a flat tone to the walls as well as being more sanitary than the ordinary kalsomine. The walls of the bath and kitchen may be painted if desired. Wall papers and hangings, while slightly more expensive, may well be used in producing the best effects in interior decoration. Pleasing effects may also be obtained with stenciled patterns.

The selection of the hardware is of vital importance, both as regards quality and material as well as design. It should be in harmony with the finish of the interior and great care used in its selection.

Heating for the building may be either by hot air furnace, steam or hot water heat. For the dwelling of ordinary size very satisfactory results may be obtained in any climate by the use of a hot air furnace, properly installed. However, in larger homes and other buildings, hot water or steam heating will be found more satisfactory.

## CONSTRUCTION

The construction shown in all our plans and specifications is adapted to the colder as well as to the milder climates. It is thorough and so shown as to obtain the best results from the materials used.

## SPECIAL DESIGNS FOR FURNITURE, ETC.

The furnishing of the home requires much consideration and should be in keeping with the interior design. Where desired we will furnish designs for special furniture properly adapted to the interior character of the home, and at a small charge. Upon application we will give price and estimates for any special designs desired.

## LANDSCAPE WORK

On page 28 will be found sketch showing a typical landscape plat (reduced in size) showing plan of grounds and surroundings for a moderate priced home.

The surroundings and setting of the home determine in a great measure its value and merit, both from an artistic and financial point of view. Improper grounds may ruin the appearance of an otherwise artistic building, while even the simplest of landscape treatment, properly designed, cannot fail to add immensely to the value of any residence.

We will prepare landscape drawings as shown in the sketch for a charge of $10.00. For more extensive work special

estimates will be quoted upon application. Orders for this work should be accompanied by a sketch showing the location and outside dimensions of the buildings (if already erected), also general plan or surveyor's contour plat of the grounds, and all general information.

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## SCHOOLS

The matter of public schools is of such importance that it should have the greatest of care. When children are fitting themselves for the coming years they should be surrounded by conditions which will induce them to give their studies their best efforts. When school rooms are overheated, good work cannot be accomplished, and when poorly or inadequately heated, the conditions are even worse and the health of the pupils, the most vital requisite of good work, is endangered. With improper ventilation, all the evils arising from the lack of, or excess of heating are present. However, of fully as great importance, is the proper lighting of the school room, for no matter how perfect are all other conditions, a high standard of work cannot be maintained in the absence of the proper arrangement of the windows for admitting light so that all parts of the room have sufficient light from the proper direction and with no shadows or unnatural glare.

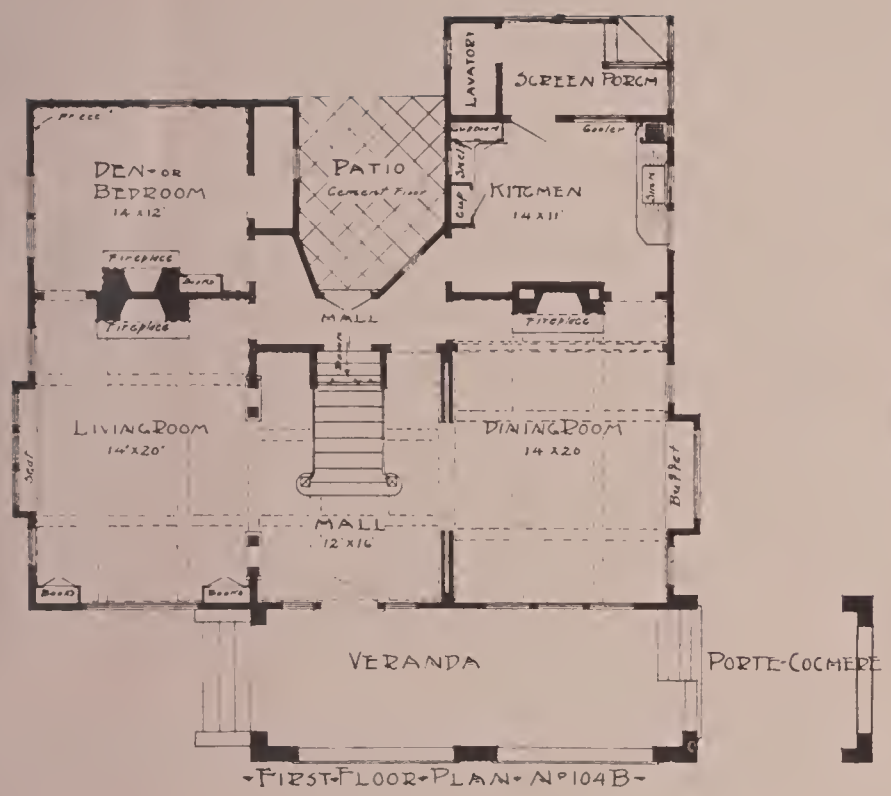
On some of the following pages will be found a few of our school buildings, which are the result of many years of schoolhouse work, with the assistance of such eminent authorities on school architecture as Edmund March Wheelwright, Warren Richard Briggs, Wm. George Bruce and others, to whom we are indebted for much valuable information obtained from their works.

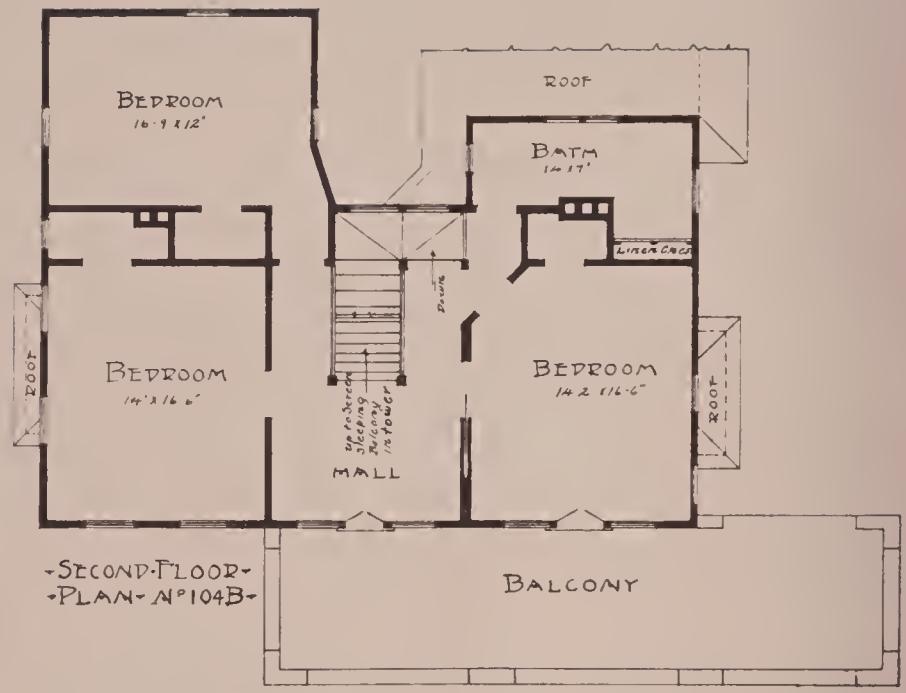
## ARCHITECTURAL DESIGNING COMPANY

H. M. KEENEY

H. J. BENSINGER

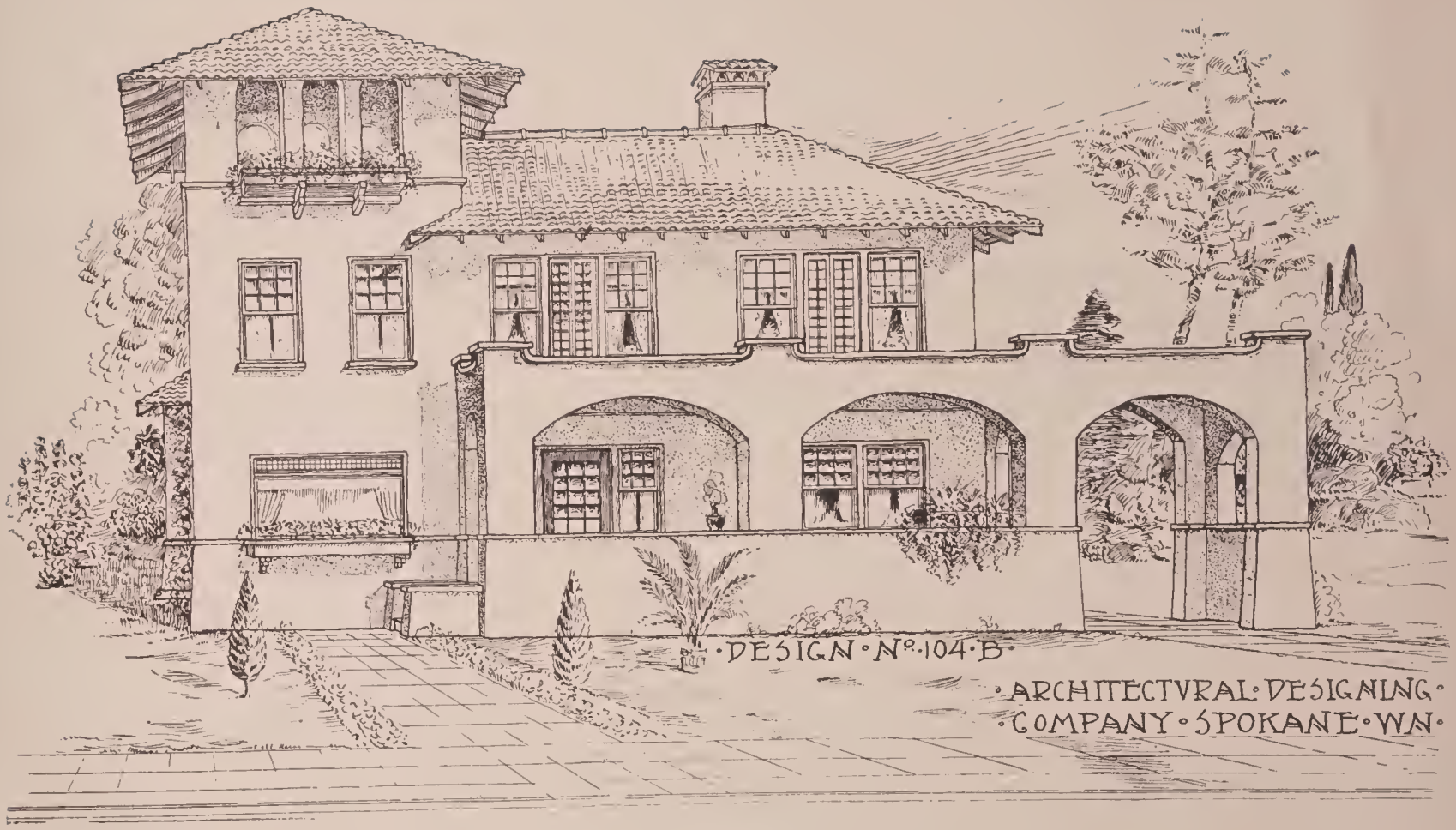
**SPOKANE, WASHINGTON**




**Design Number 104 B**

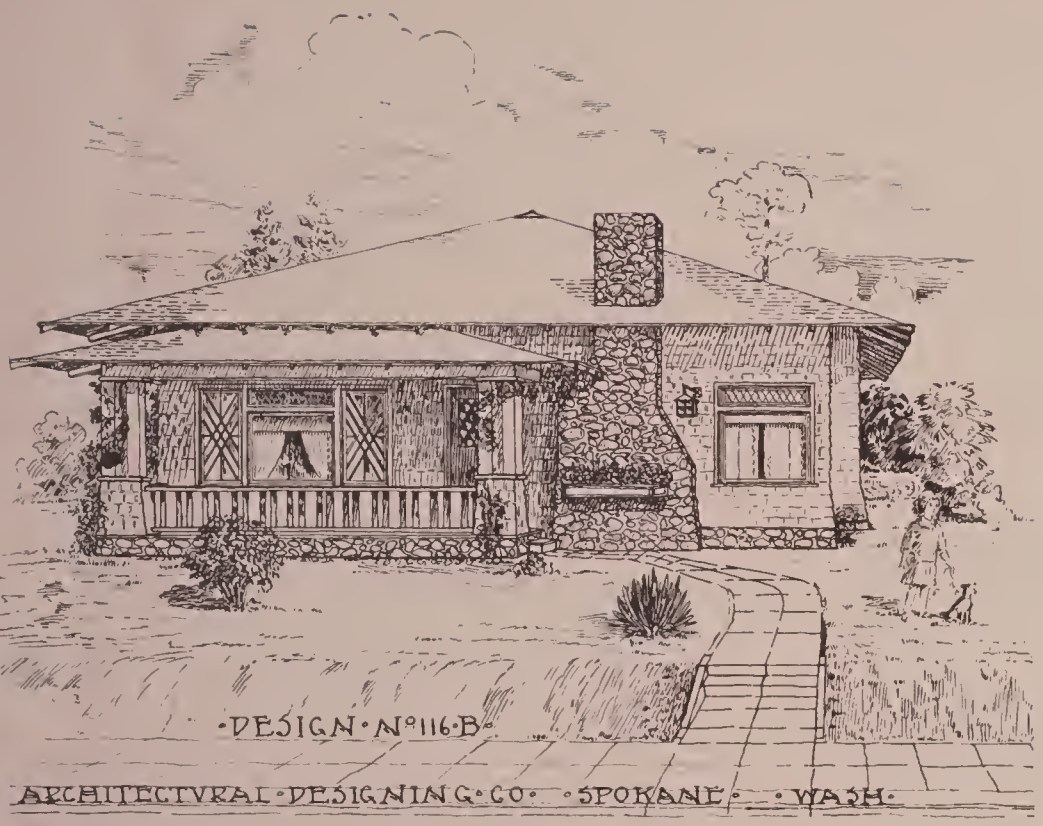
A very typical Spanish design suitable to any climate. The exterior is of stucco on metal lath and the construction of frame. Brick may be used for the exterior walls if desired and either metal or terra cotta roof tiles. The floor plans show the open court or patio which is one of the attractive features of this design. There is a large open balcony over the main veranda and porte-cochere. The three fireplaces are of brick in attractive design. The open stairway from the reception hall is one of the most pleasing features of this plan. The large and finely appointed bath is also worthy of mention. The balcony in the tower may be screened for use as an outside sleeping room, or may be fitted with sash, making an extra bedroom. Hardwood floors are used in all principal rooms. Estimates given are for frame construction:




The dimensions of this plan without porches are 42 ft. by 34 ft.

Cost complete including hot water heating plant $6,500.00 to $7,500.00.

Complete plans and specifications, including all necessary details either as shown or reversed $65.00. Extra set of blue prints and specifications, material list and blank contract $10.00 additional.

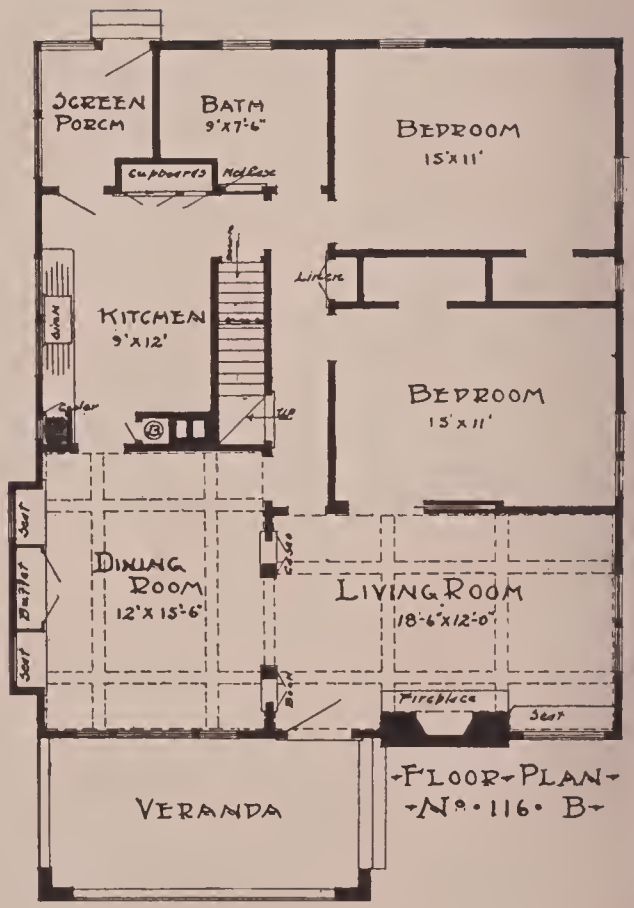


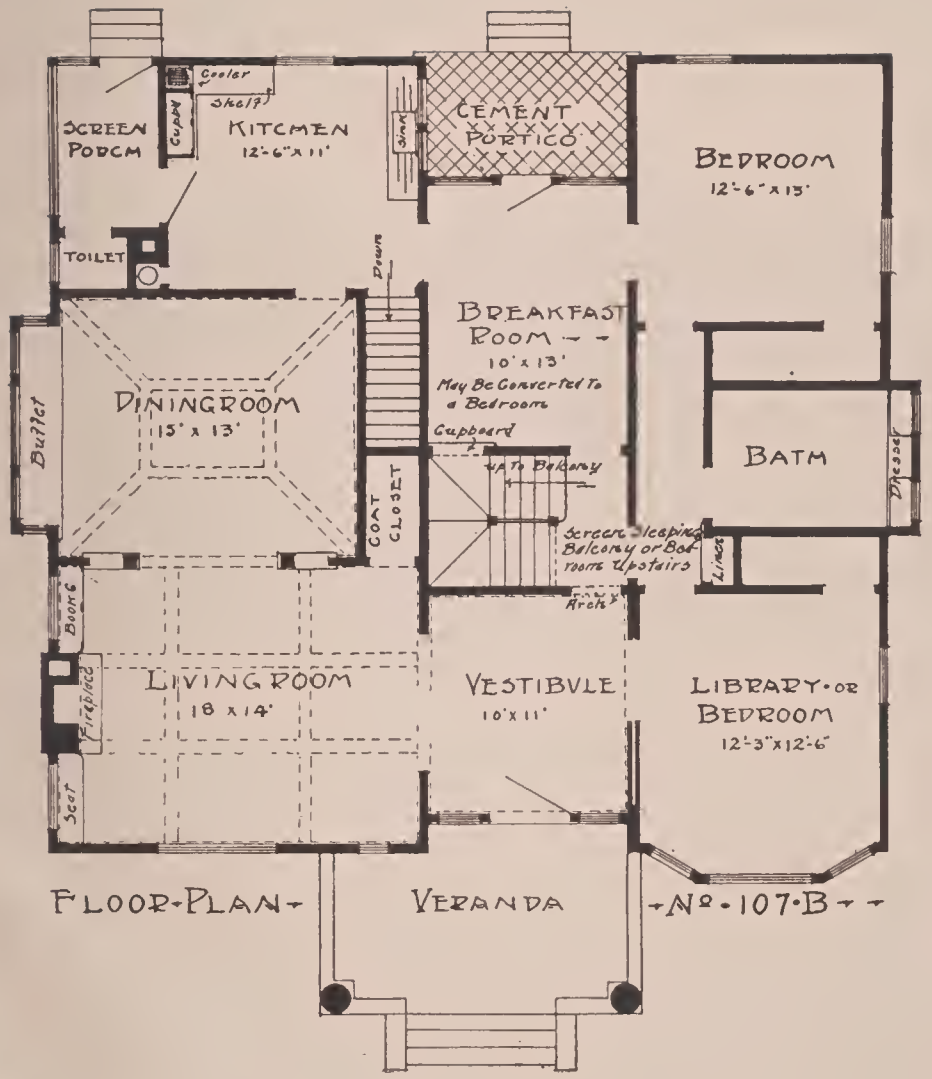

**Design Number 116-B**

A strictly "California" bungalow, most conveniently arranged and with an exterior which lends itself admirably to any locality. The exterior walls are shingled and devoid of all pretence of surplus ornamentation. This makes possible the low cost. Estimates include hardwood floors.

Cost including heating plant $2,300.00 to $2,800.00.

Complete plans and specifications, including all necessary details and either as shown or reversed $15.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.





**Design Number 107-B**

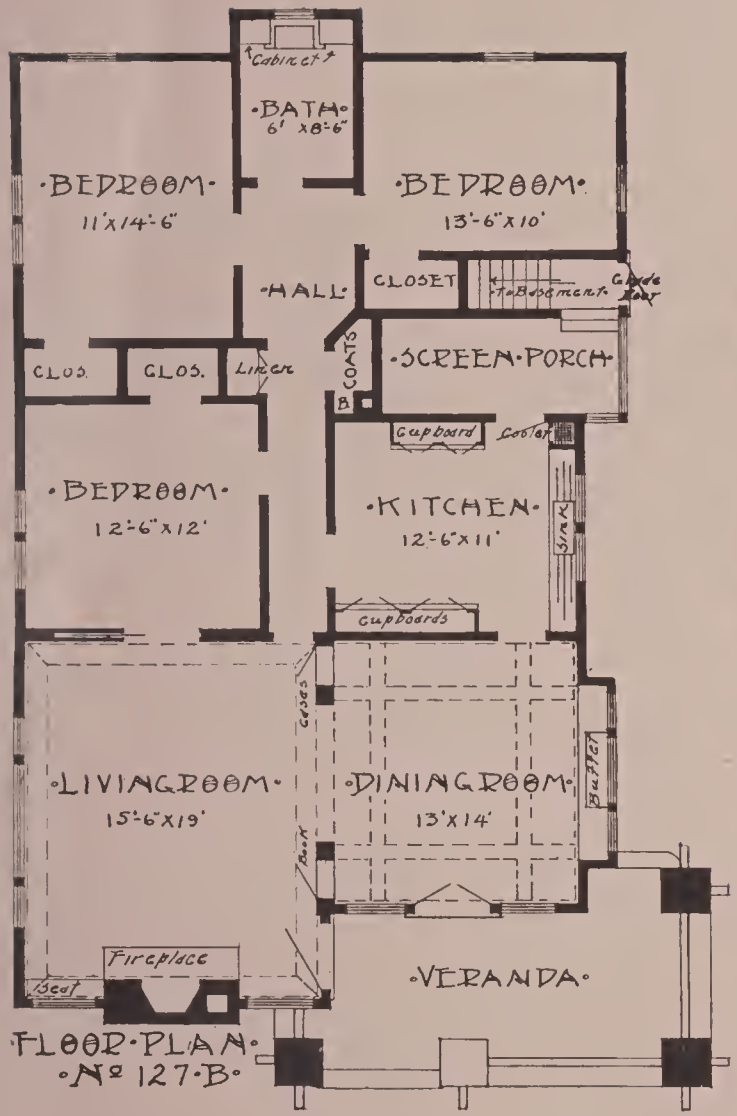
This bungalow combines beauty of exterior with a floor plan arrangement that is hard to surpass for convenience and utility of space. It is suitable for any climate and is unique and attractive even in the plainest of landscape surroundings. The exterior is of stucco on metal lath and the construction frame. Brick may be used for the exterior walls if desired, and either metal or terra cotta roof tiles.

The tower affords an excellent sleeping balcony, and by the addition of sash for the openings it may be used as a bedroom or den. The fireplace is of natural stone in unique design. A study of the plan will show all the desirable built-in features.

Size of the building exclusive of porch 42x40.

Cost complete including heating plant $4,200.00 to $4,800.00.

Complete plans and specifications for frame construction either as shown or reversed including all necessary details $25.00. Extra set of blue prints and specifications, material list and blank contract $5 extra.




FLOOR PLAN
No 127-B

**Design Number 127-B**

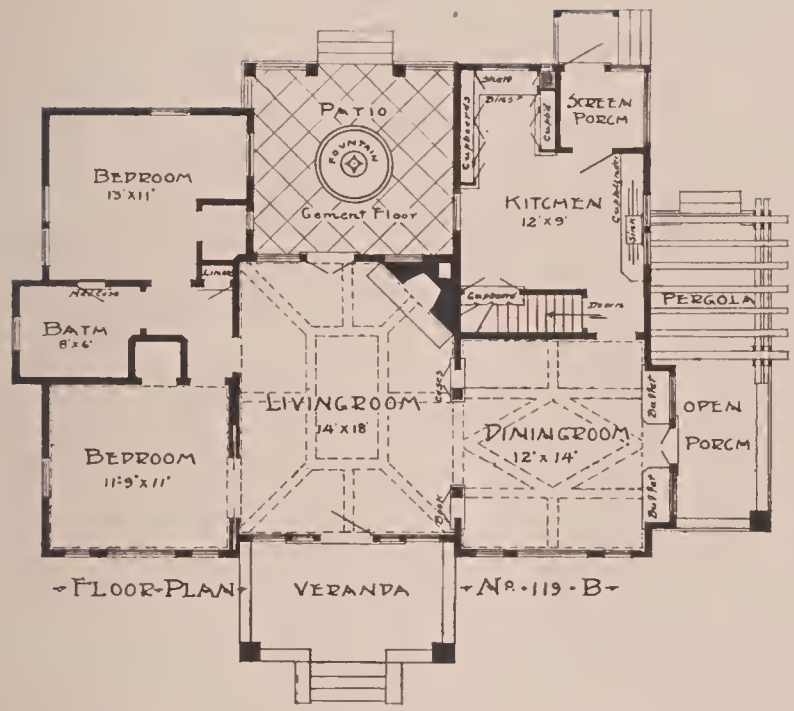
An excellent plan of six rooms combined with an exterior which may be termed "somewhat different." A California-Swiss type of bungalow which has become very popular in the Southwest and should find favor with builders in any locality.

The exterior treatment is of dark stained dimensioned shakes, with heavy rough stained brackets and supporting beams. The chimney and porch piers are of brick with stucco treatment. The wide projecting cornice together with the white asbestos roof combine in making this a very striking type of bungalow.

Size of the building without projection of porch 30 ft.x50 ft.

Cost including heating plant $3,250.00 to $3,800.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.



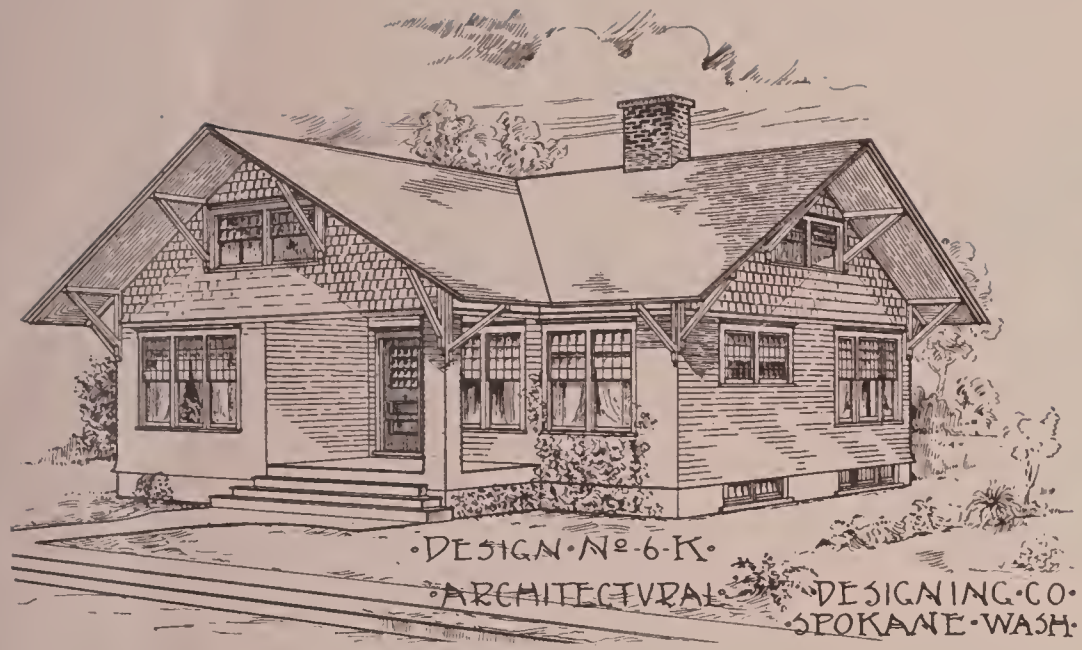
**Design Number 119-B**

A Spanish type of bungalow with the customary patio or court in which may be placed a fountain as shown. The floor plan comprises six large rooms, as well as the large open porch and pergola. This porch may be readily used as an outside sleeping porch. Among the interior built-in features, the buffet is worthy of particular mention. It is of unusual design and is combined with the French windows opening to the open porch. The kitchen alcove affords an ideal space for the placing of cupboards and bread boards as shown.

The exterior is of stucco and may be built of either frame or brick. The roof is covered with metal tiles.

Size exclusive of porches is 40 ft.x33 ft. Cost from $3,250.00 to $4,100.00 including heating plant.

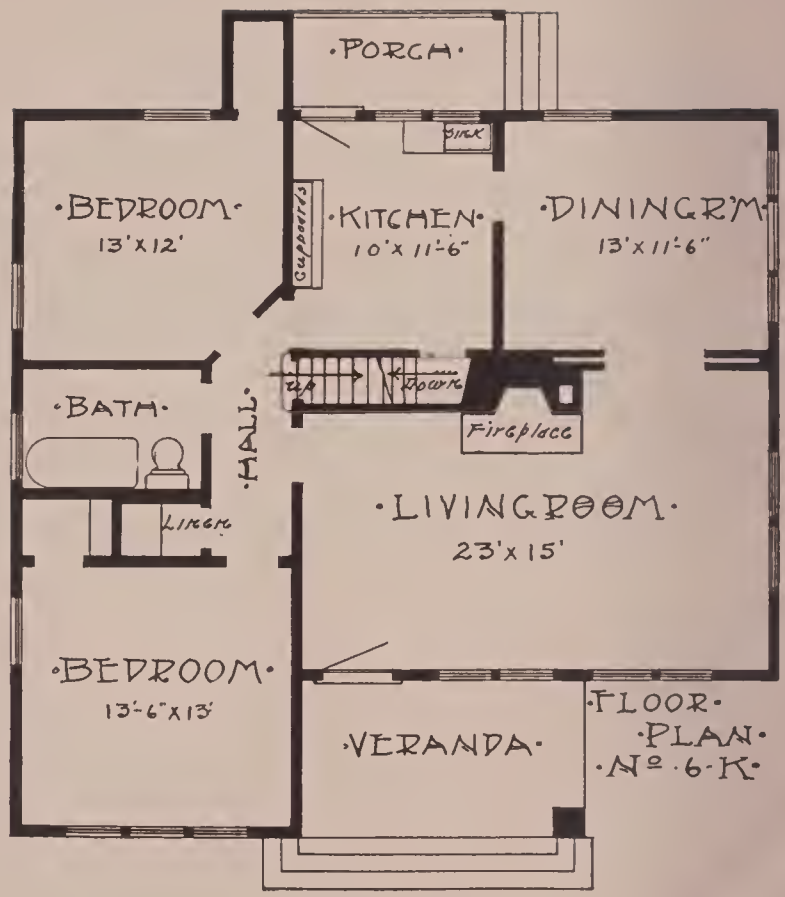
Complete plans and specifications for frame construction including all necessary details, and either as shown or reversed $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

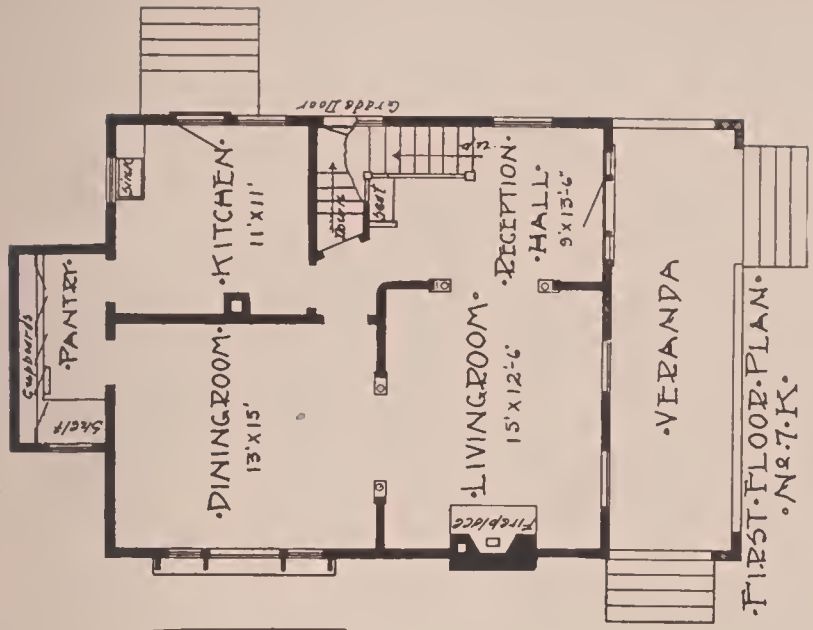


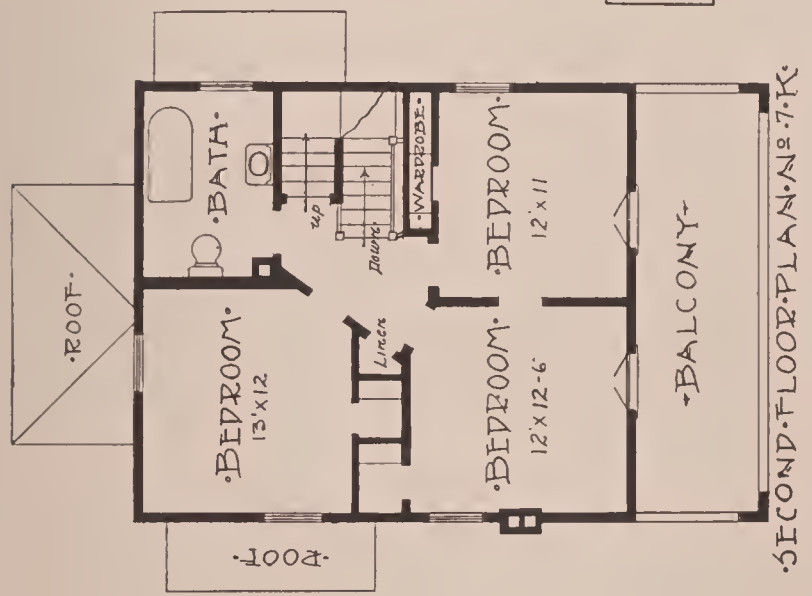

**Design Number 6-K**

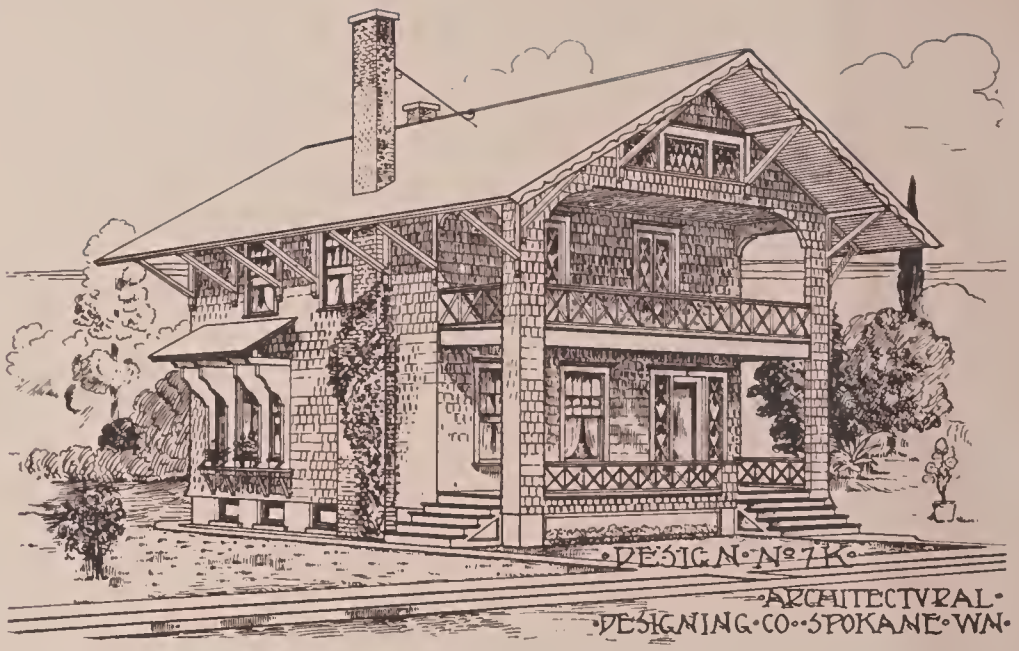
An attractive home which can be built for $2,200.00 to $2,400.00. It contains a floored attic in which can be finished three low ceilinged but commodious rooms. Heating is by hot air furnace.

One set of plans and specifications with details $15.00. Two sets with contract blank and material list $20.00.






**Design Number 7-K**

A very attractive two-story frame house, with an outer appearance typical of the Swiss Chalet.

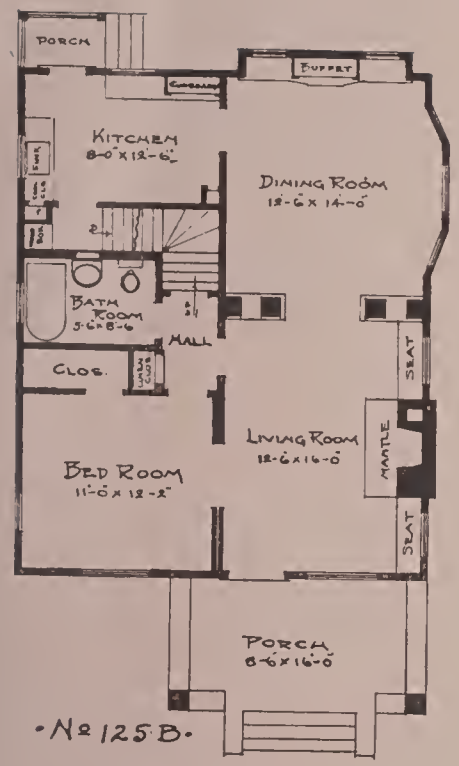
It has a broad projecting cornice which adds greatly to this style, as well as giving the protection which is always appreciated in houses built for real home comfort.

It is 25 ft. 6 inches by 29 ft., exclusive of porch and pantry. Has fireplace of brick, polished floors, a high class of plumbing fixtures and hot air furnace.

Has been built in the State of Washington at a cost of $3,250.00 including heating and electric lighting.

Price of one set of plans and specifications $20.00. Two sets with contract blanks and bill of materials $25.00.

FRONT ELEVATION DESIGN Nº 125-B SIDE ELEVATION




**Design Number 125-B**

A pleasing bungalow of four rooms and bath with many attractive features not usually afforded a home of this size. The arrangement of the rooms will be found extremely convenient, affording the maximum of room at a minimum of cost.

Size of building 26 ft.x32 ft. without porch.

The cost of this house is from $1,500 to $1,850.

Plans and specifications complete, either as shown or reversed, including all necessary details $10.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

**Design No. 120 B-2**

**Design Number 120 B-1 and 2 Shown on the Opposite Page**

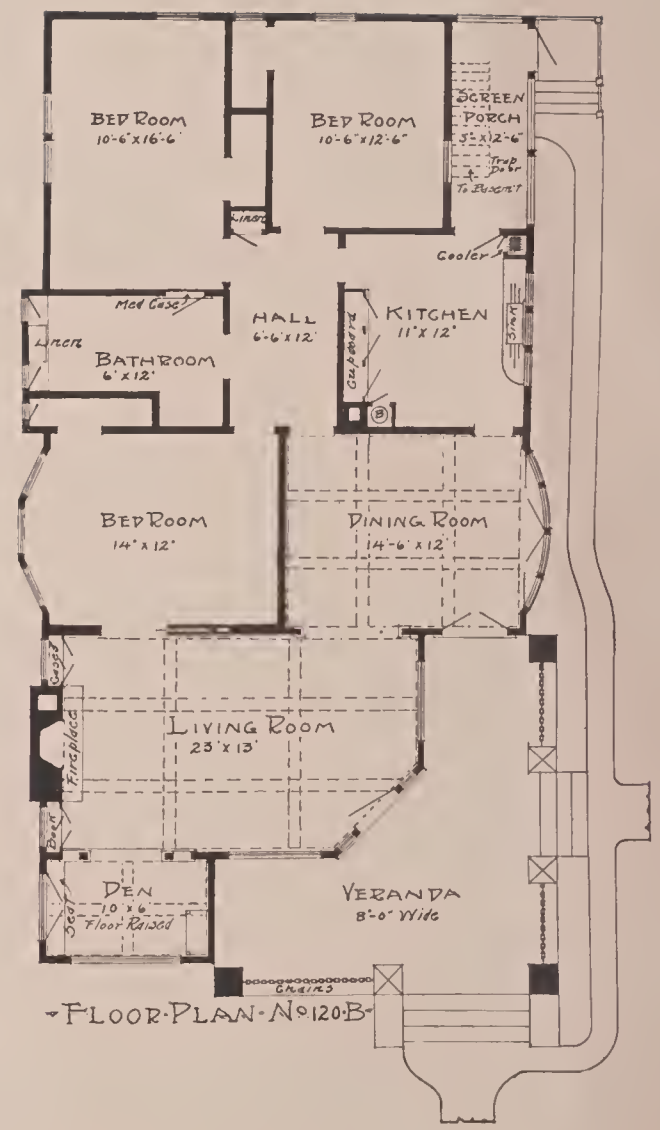
A novel bungalow of six rooms and den which has found favor among many builders. The exterior porch trim is of cut stone. Rough stained siding and shingled gables. An excellent plan for a corner lot. Design Number 120 B-2, shown herewith shows a slightly different treatment of the exterior with the addition of a bay window in the den. Hardwood floors in principal rooms.

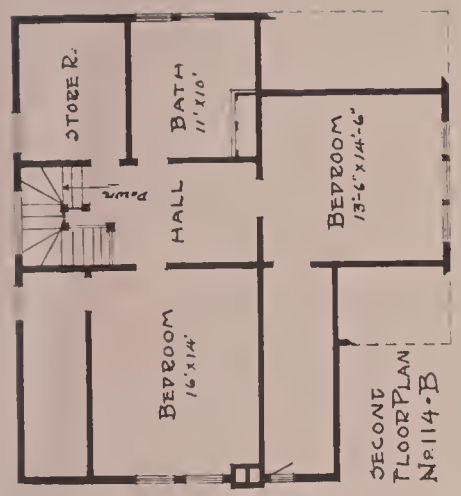
Size over all 32 ft.x60 ft.

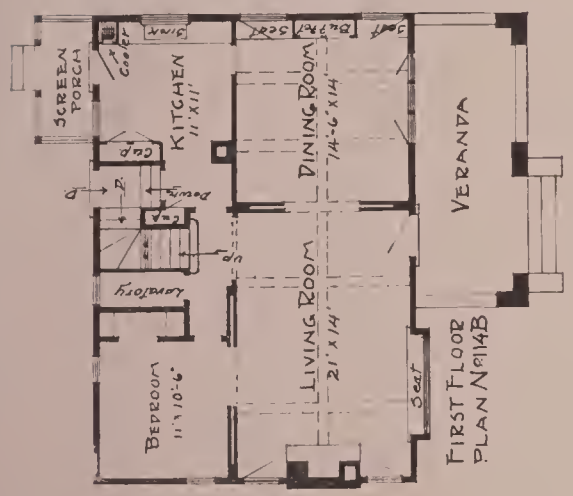
Cost complete with heating plant $3,400.00 to $4,250.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

State which exterior is desired when ordering plans.





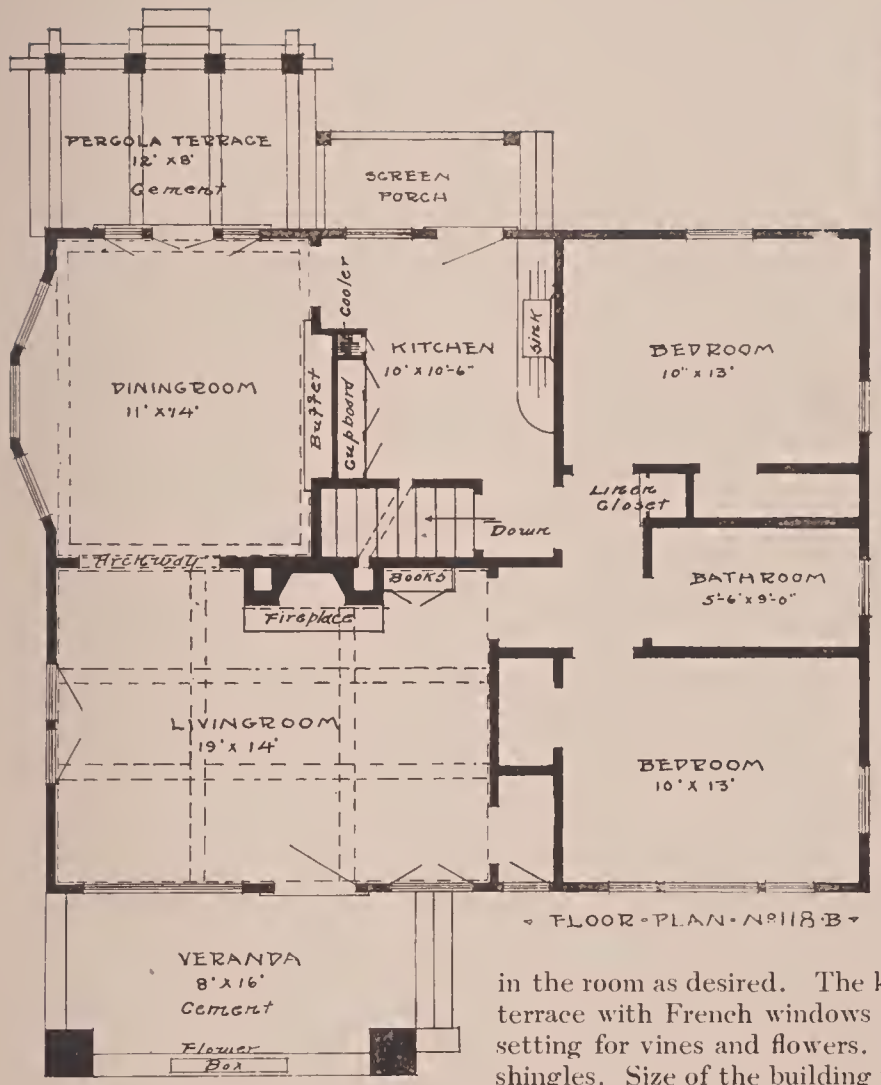
**Design Number 114-B**

A one and one-half story bungalow of the Swiss type. The first story is of stucco with boards and battens above. The wood is stained in a dark tone affording a pleasing contrast against the lighter stucco below. The grade entrance to the basement is one of the convenient features of this plan. The fireplace design is shown on page 87.

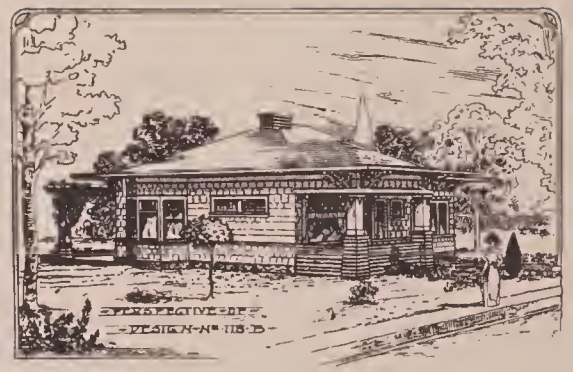
Size including front veranda 38 ft.x35 ft.

Cost including heating plant, from $3,250.00 to $4,100.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $20.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

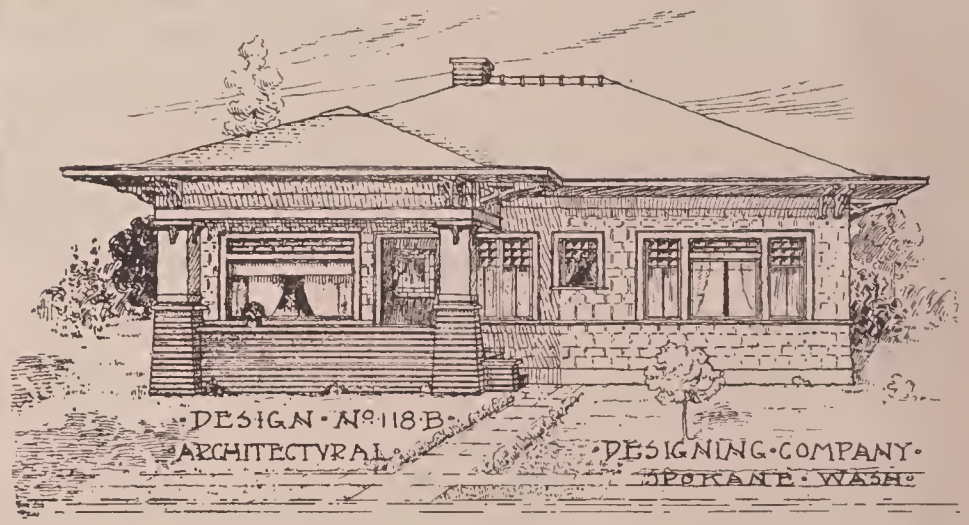



FLOOR PLAN No 118 B



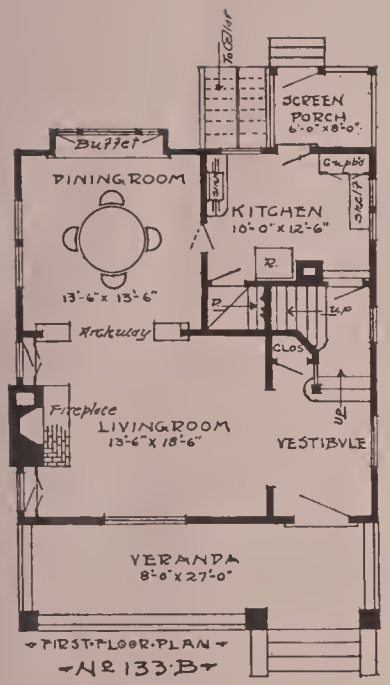

**Design Number 118-B**

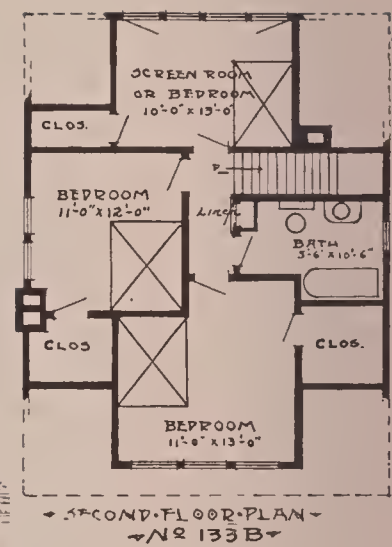
A very popular type of bungalow which presents a substantial appearance at low cost and has an ideal arrangement of floor plan. All the necessary built-in features of the model home are here found. The fireplace is of brick and tile. The bookcase shown is movable and may be placed




in the room as desired. The kitchen cabinets are ample and conveniently arranged. The pergola covered terrace with French windows opening to the diningroom is a very desirable feature and affords a proper setting for vines and flowers. The porch is of dark red brick and the exterior walls of shakes and shingles. Size of the building without porches 36x29 ft. Cost, including hot air furnace $2,000 to $2,600.

Complete plans and specifications, either as shown or reversed, including all necessary details, $15.00. Extra set of blue prints and specifications, material list and blank contract, $5.00 additional.

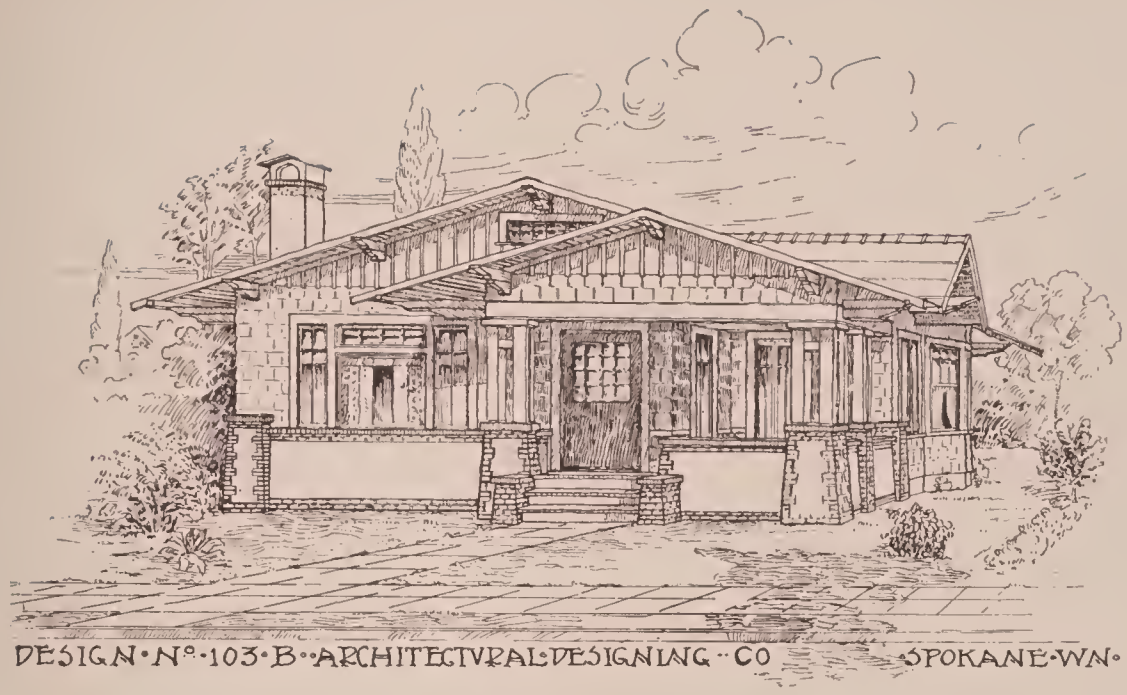


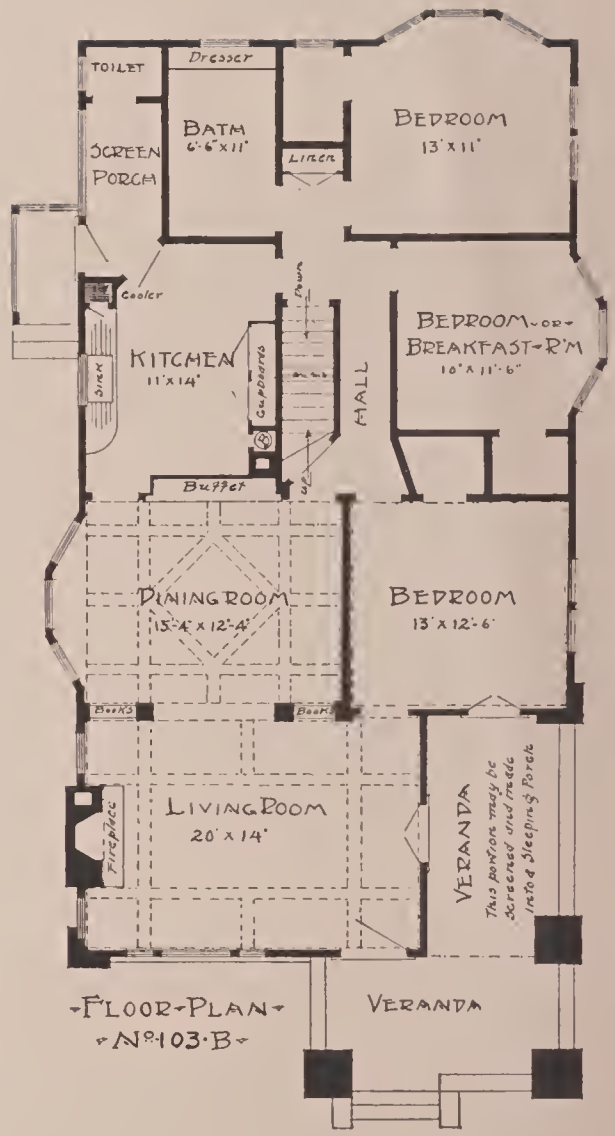



**Design Number 133-B**

An attractive and practical house. Full basement with cement floor. Fuel and laundry rooms. The exterior gables are of plaster with wood half-beams. This plan affords access to the main entrance door, via the combination stair, from the kitchen; also affording access to the upstairs bath. The rear bedroom is equipped with screens as well as sash, making an excellent sleeping balcony. The cost of this home is from $3,500.00 to $4,600.00, complete with hot air heating. Size including main veranda 28 ft.x37 ft.

Plans and specifications complete including all necessary details and either as shown or reversed $20.00. Extra set of blue prints and specifications, material list and blank contract, $5.00 additional.




·FLOOR·PLAN·
·Nº·103·B·

**Design Number 103-B**

A California-Swiss bungalow with white asbestos roof and wide projecting cornice. This type is suitable to any climate. The arrangement of the plan will be found most convenient, the central hallway affording easy access to all rooms. The middle bedroom is so arranged that the owner may, if a third bedroom is not needed, have the convenience of a breakfast room. The fireplace is of brick and runs to the ceiling. The porch piers and facing of the front of the house up to the height of the sill course are of stucco with dark red brick trimming. In place of the brick may be used interlocking facing tiles which form a very attractive trim. Few homes of this cost will be found which can equal this for beauty.

The size of the building without porch projections is 30 ft.x54 ft.

Cost including heating plant $3,000.00 to $3,800.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

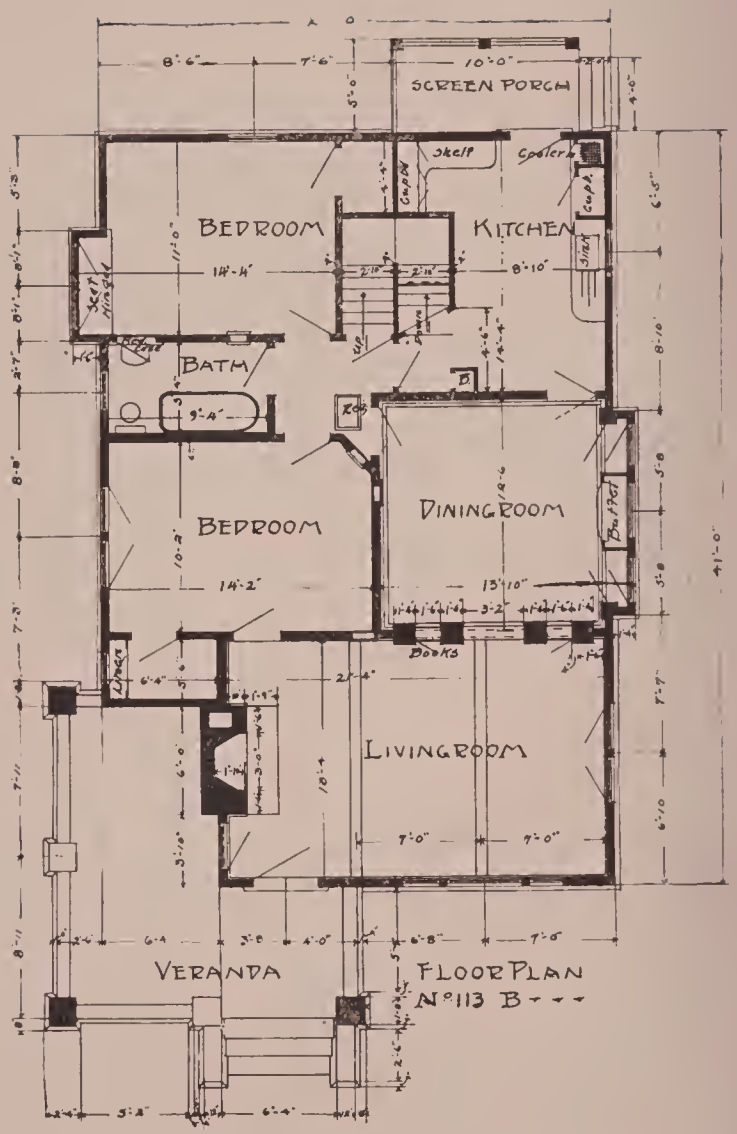
**Design Number 113-B**

This novel little bungalow will be found complete in every detail. A study of the floor plan will show its convenience of arrangement. All the customary built-in features are included. The porch piers are of brick. Foundations of concrete. Estimate includes hardwood floors in main rooms.

Size exclusive of the projections of porches, 28 ft.x41 ft.

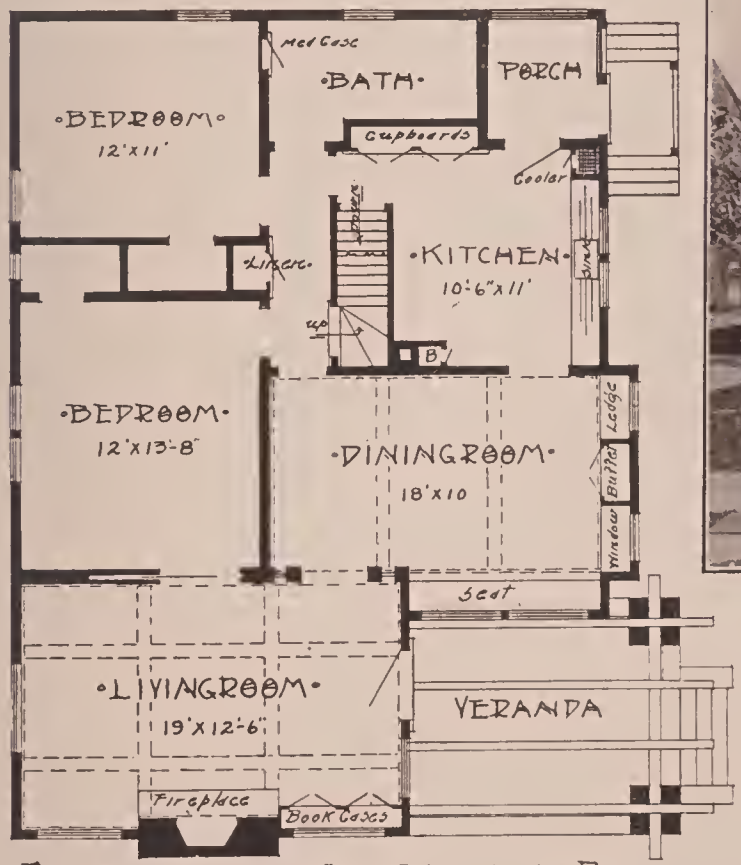
Cost including heating plant $2,200.00 to $2,800.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $20.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.



**Design Number 124-B**

One of our best bungalow plans from point of novel and attractive exterior combined with convenience of floor plan and low cost. It has five large rooms with bath and screened porch. The front veranda floor is of cement. Inside stairs afford access to the attic for storage room. The plans call for a two-thirds basement, affording ample space for fuel and heating as well as laundry if desired. The



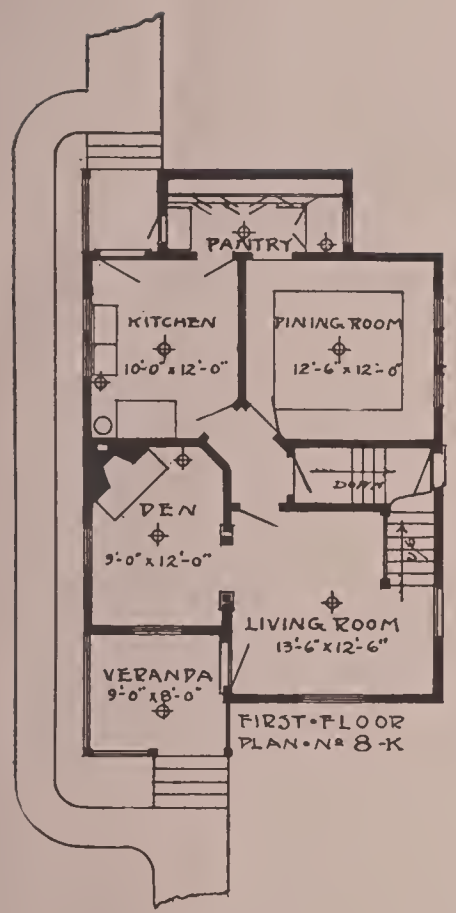

FLOOR PLAN NUMBER 124-B

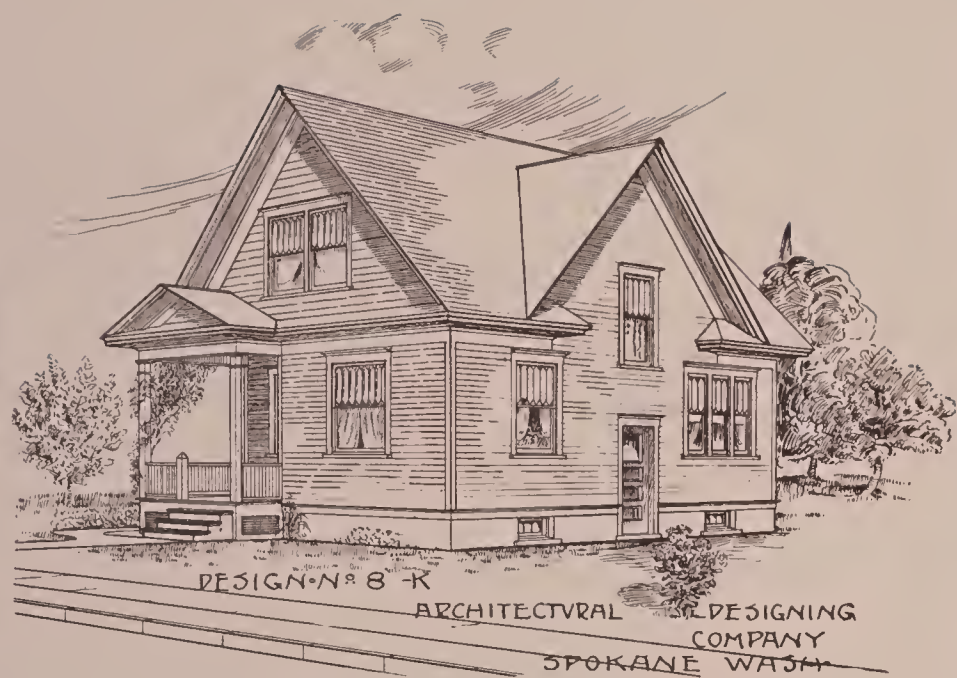
exterior effect is at once novel and striking, the pergola covered porch adding greatly to the appearance.

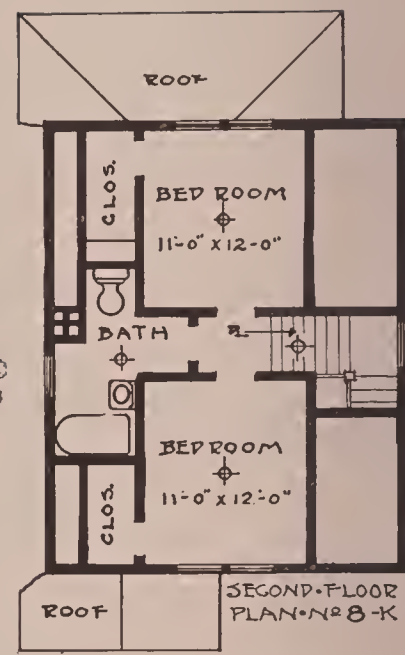
The brick and plaster effect around the porch can be varied and made equally attractive by the use of interlocking facing tile, specifications for which will be included if desired. The size of the house is 30 ft. x 42 ft. without porch projections.

Cost of building $2,000.00 to $2,750.00.

Plans and specifications complete, either as shown or reversed, including all necessary details $15. Extra set of blue prints, material list and blank contract $5 extra.



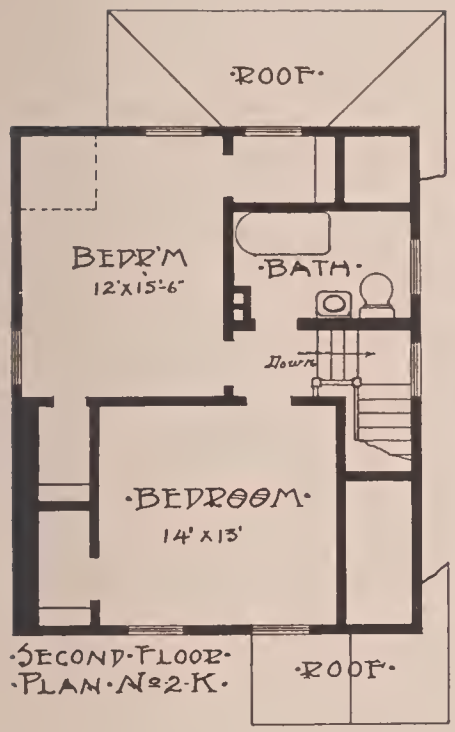




**Design Number 8-K**

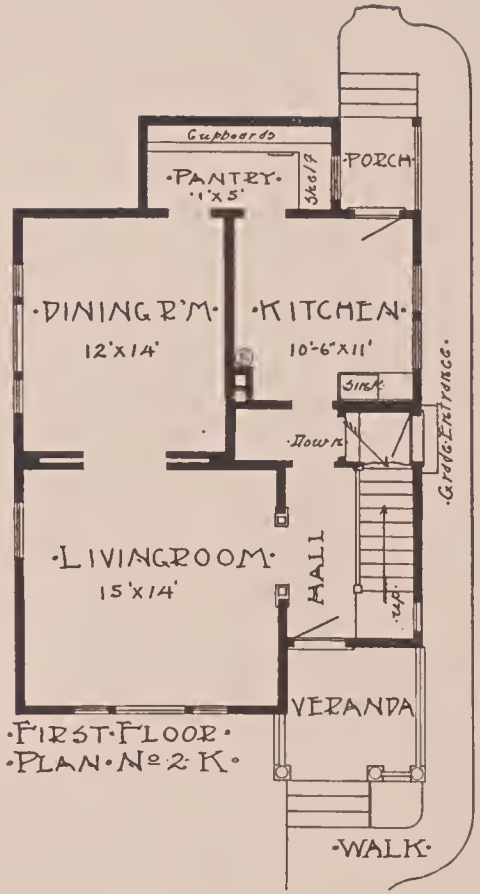
A pretty cottage suitable for a small family. It is very convenient and costs to build $1650.00 to $1,800.00, including hot air furnace, electric lighting, best of plumbing and fine woodwork.

Price of one set of plans and specifications $5.00.

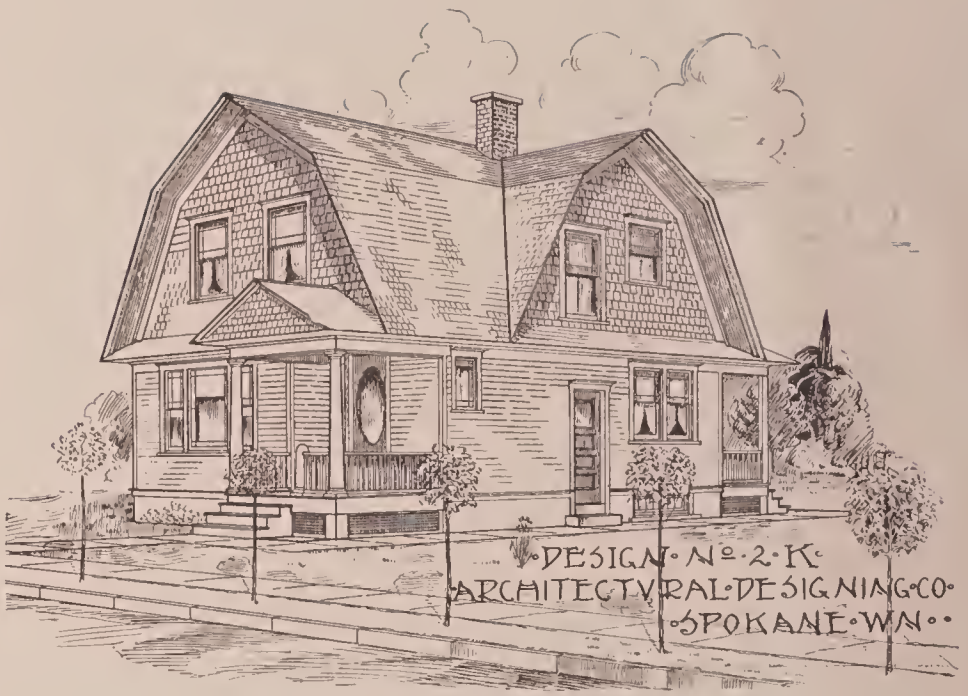
Two sets with contract blanks and list of materials $10.00.




·SECOND·FLOOR·
·PLAN·Nº2·K·



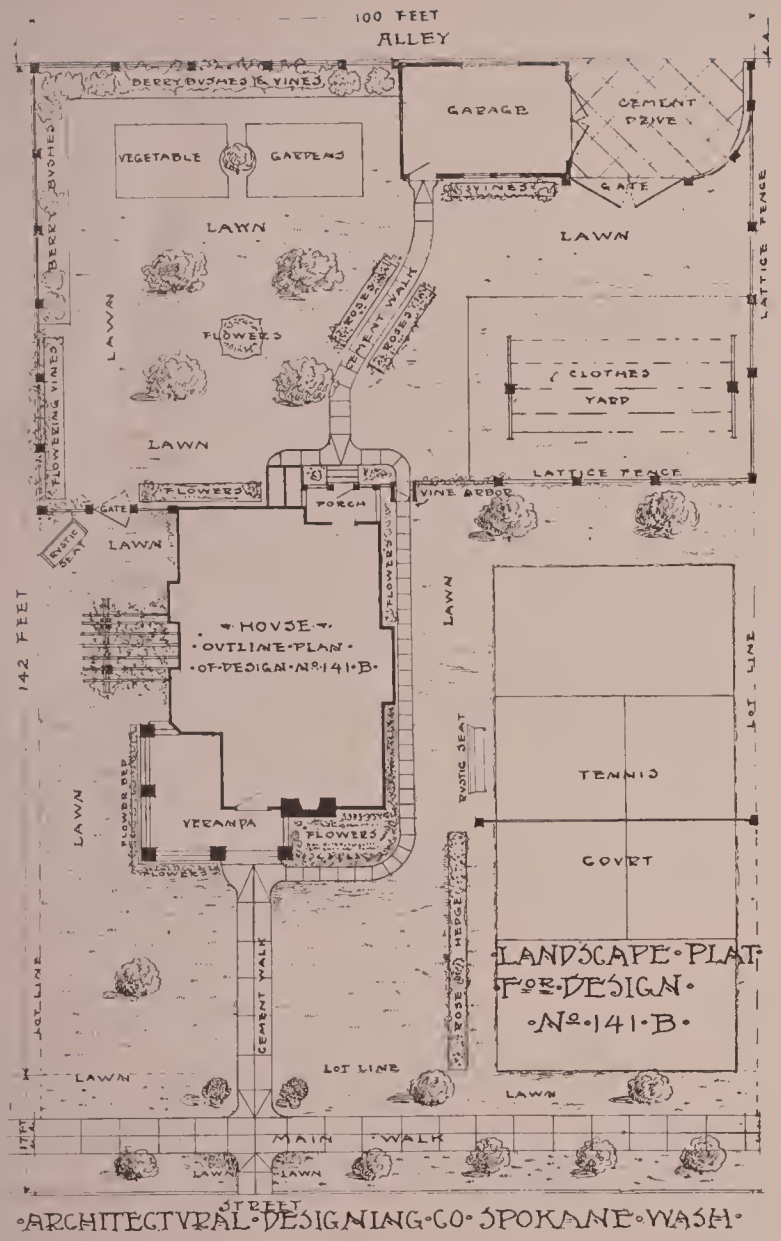

·FIRST·FLOOR·
·PLAN·Nº2·K·




**Design Number 2-K**

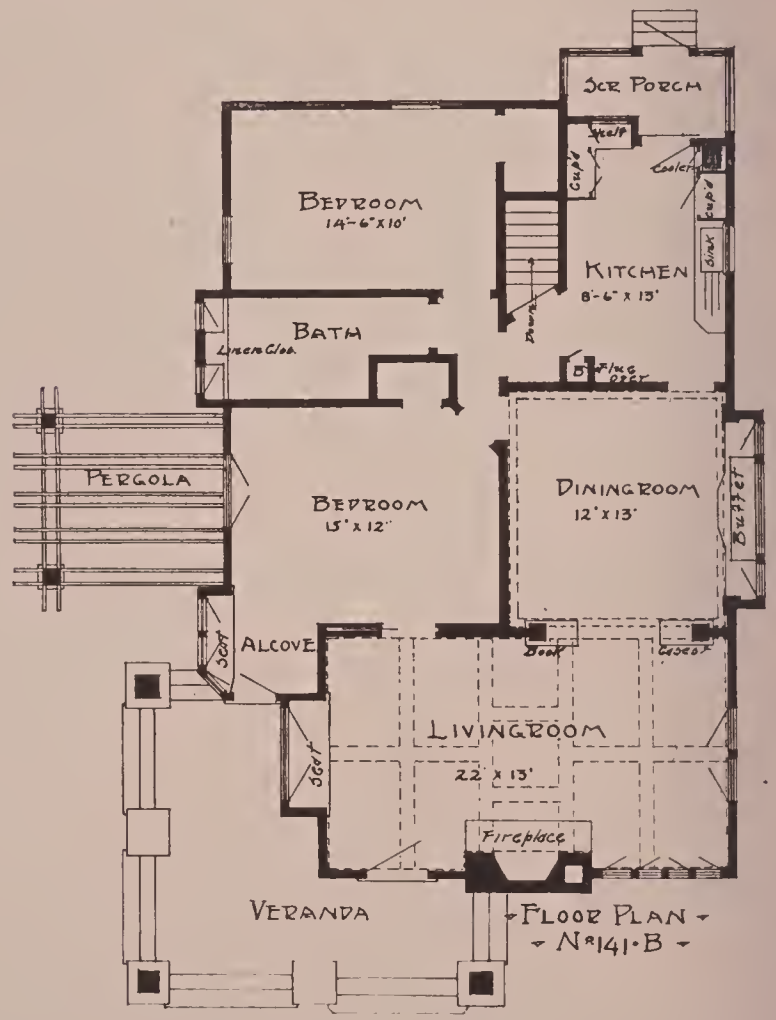
A "New Jersey" Gambrel roof cottage, which has been built in Spokane, Washington at a cost of $1,675.00, including a Boynton hot air furnace, electric lights, porcelain plumbing and fine finish throughout.

Price of one set of plans and specifications $5.00. Two sets with contract blanks and bill of materials $10.00.



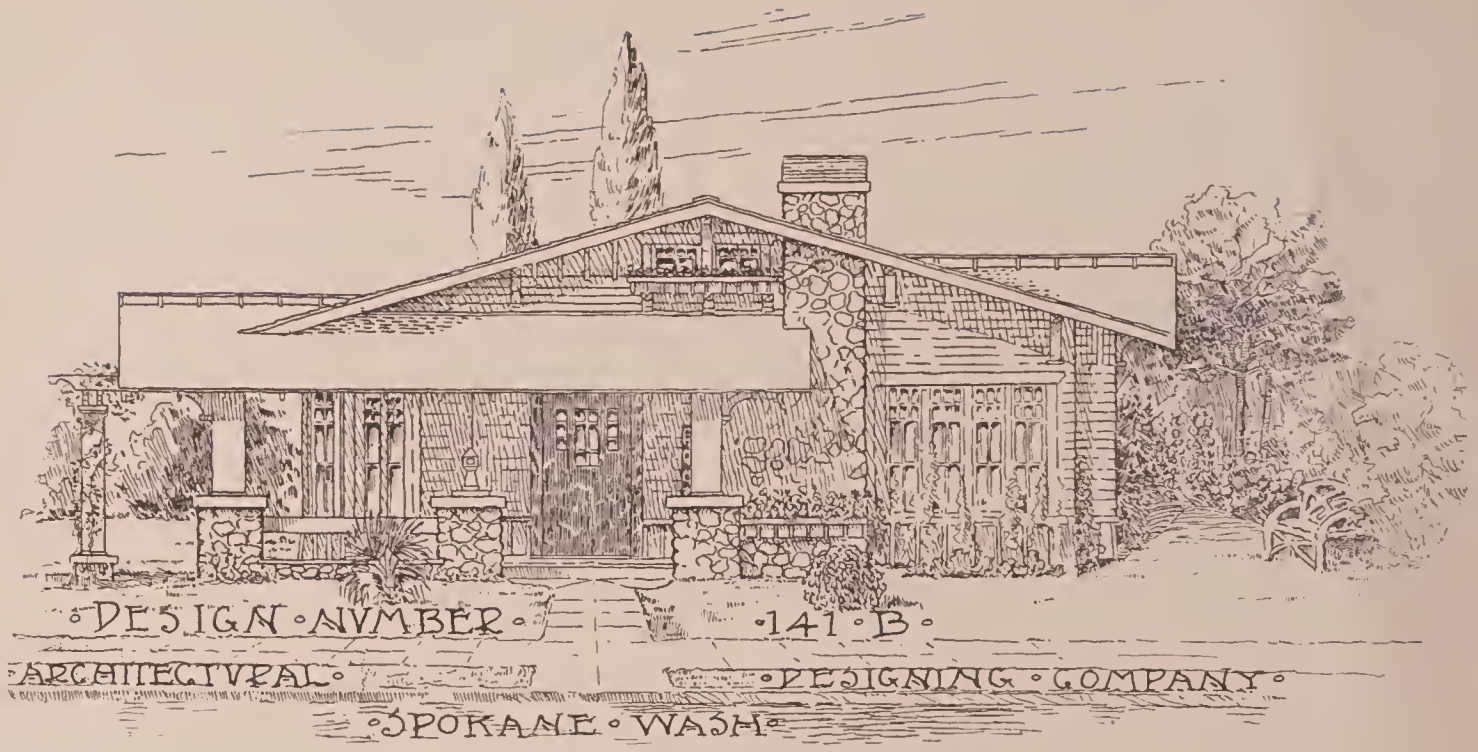

**Landscape Plan**

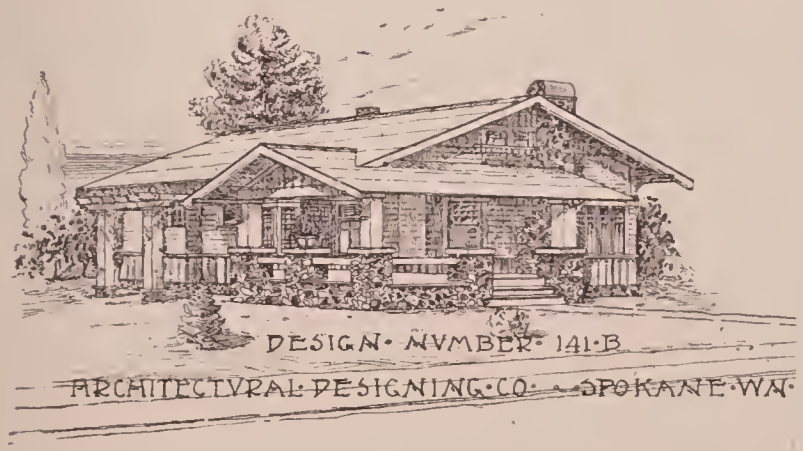
Accompanying we show a reduced sketch of one of our specially designed landscape plats. We refer you to our foreword for complete description and prices for our work in this department.



**Design Number 141-B**

The porch piers and chimneys are of mixed cobble-stones and rustic rock, the exterior of rough stained siding and the roof of white asbestos. This novel exterior combined with the many interesting features of the plan form what might be termed our coziest bungalow. On pages 83 to 85 are shown many of the interior features.

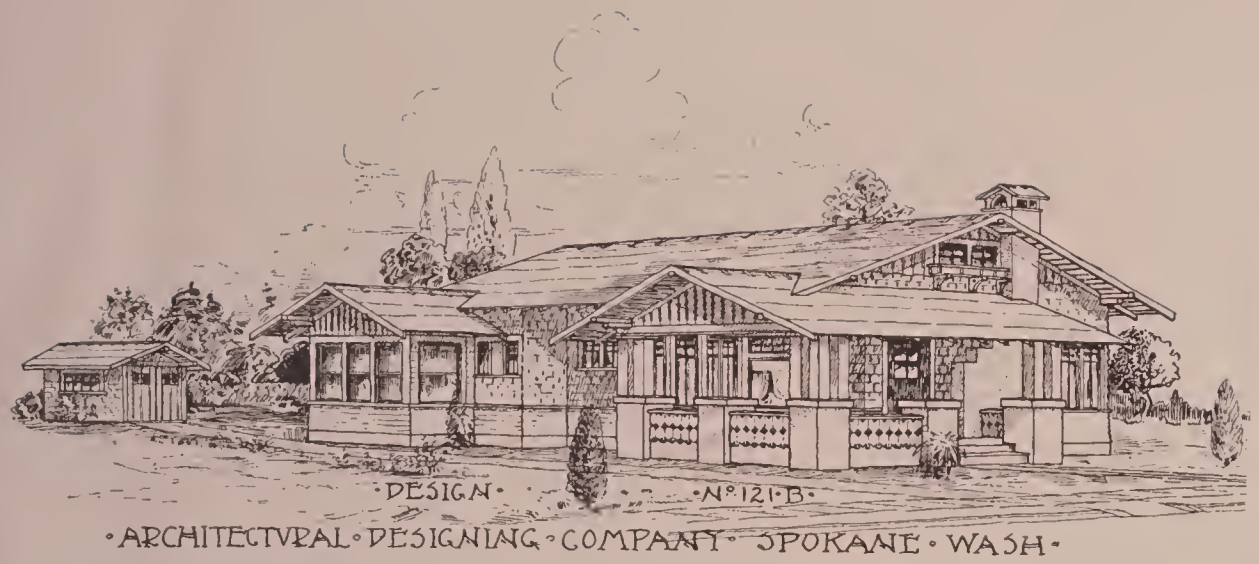


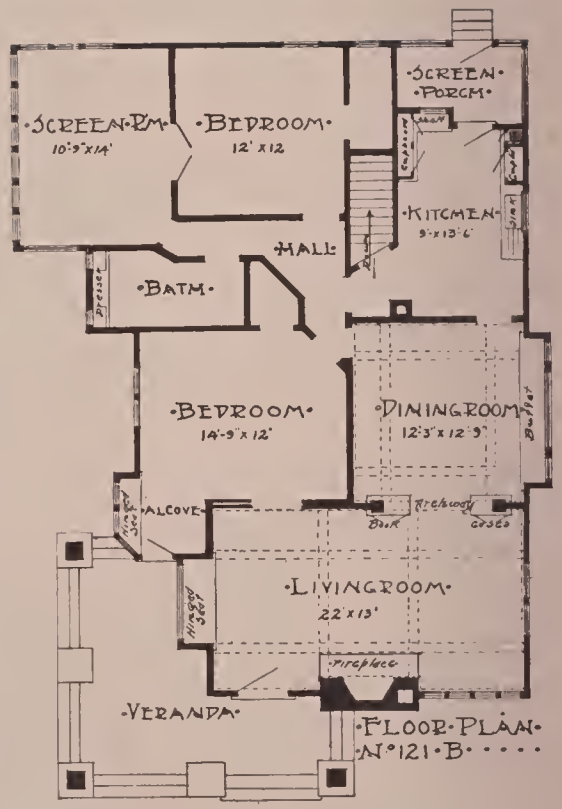




Size of the building without porches 28 ft.x43 ft.

Cost complete, including hot air heating plant $2,800.00 to $3,600.00.

Complete plans and specifications including all necessary details and either as shown or reversed $25.00. Extra set of blue prints and specifications, material list and blank contracts $5.00 additional.



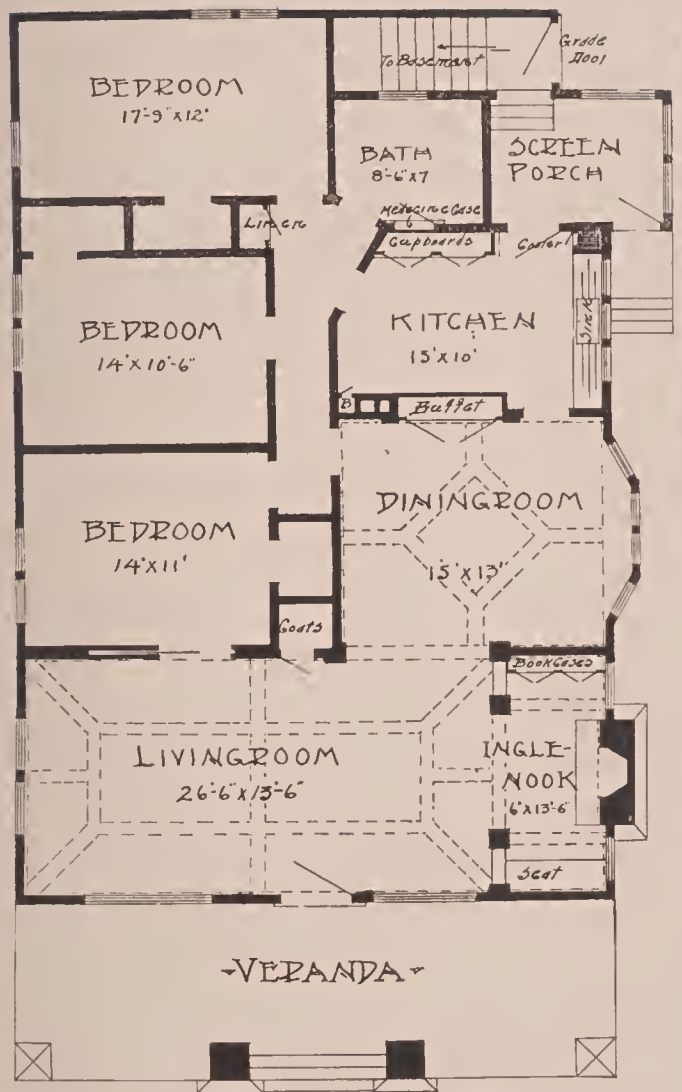

**Design Number 121-B**

This plan is similar to that of Design Number 141-B with the addition of a screened sleeping room. This room is also fitted with movable sash and makes an excellent sun room or conservatory. The porch piers and chimneys are of stucco and the exterior of shakes and shingles with pattern boards in the gables. On pages 83 and 85 are shown interiors of this design.

The size over the main house, exclusive of the projections of porches and screen room is 28x47 ft.

Cost including hot water heating plant $3,00.00 to $3,800.00.

Complete plans and specifications either as shown or reversed, including all necessary details $30.00. Extra set of blue prints and specifications, material list and blank contract $5.00 extra




FLOOR PLAN No. 128-B

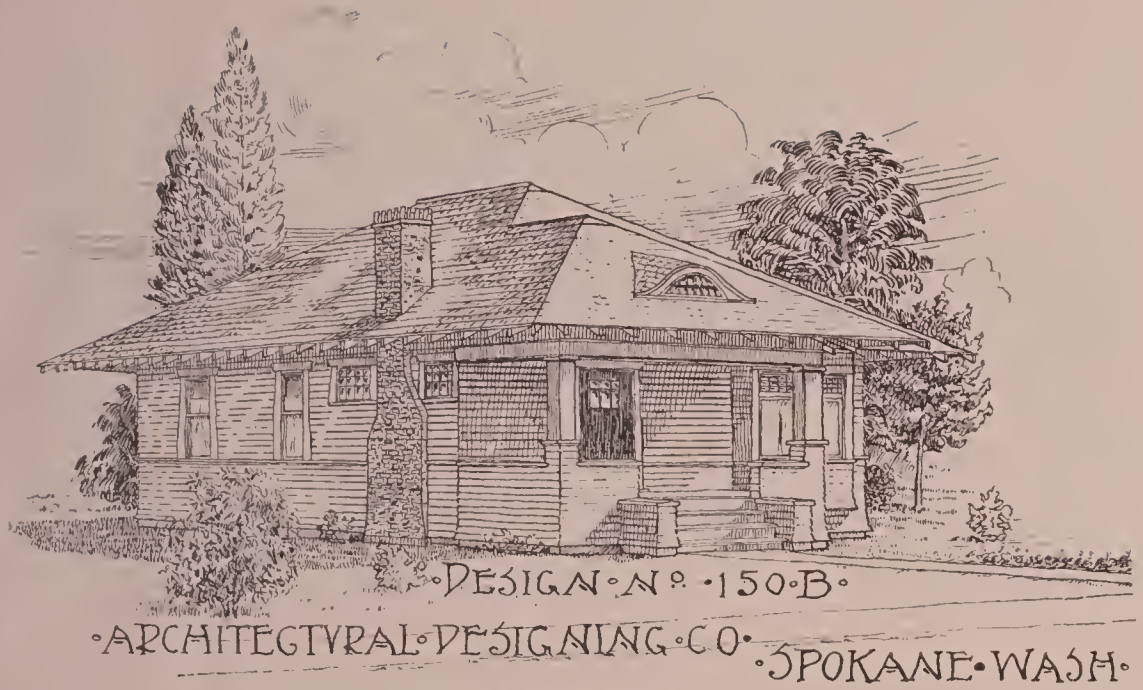
**Design Number 128-B**

Foundation and basement of concrete. Basement and porch floors cement. Porch trim of rustic rock, cobble stones and clinker brick. Mantel of same. Exterior walls covered with dimensioned shakes. Roof of white asbestos roofing. Beamed ceilings as shown on plans. Livingroom, diningroom, inglenook and one bedroom, have oak floors. Fir finished stained in these rooms. Paneling in livingroom and diningroom. Kitchen and bathroom tile wainscotted, white enamel finish. Bedrooms varnish finish, or enameled as desired. Furnace included.

Size without porch 34 ft.x52 ft.

Cost $3,000.00 to $3,600.00.

Plans and specifications complete, either as shown or reversed $20.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.




**Design Number 150-B**

A very attractive and convenient bungalow at low cost. The exterior is of rough stained siding with white trim which gives a pleasing contrast. The fireplace and chimneys are of clinker brick. The seats built in on either side of the rustic fireplace give a cozy appearance to the livingroom. The floors in the livingroom and diningroom are of oak. An ideal home for two people.

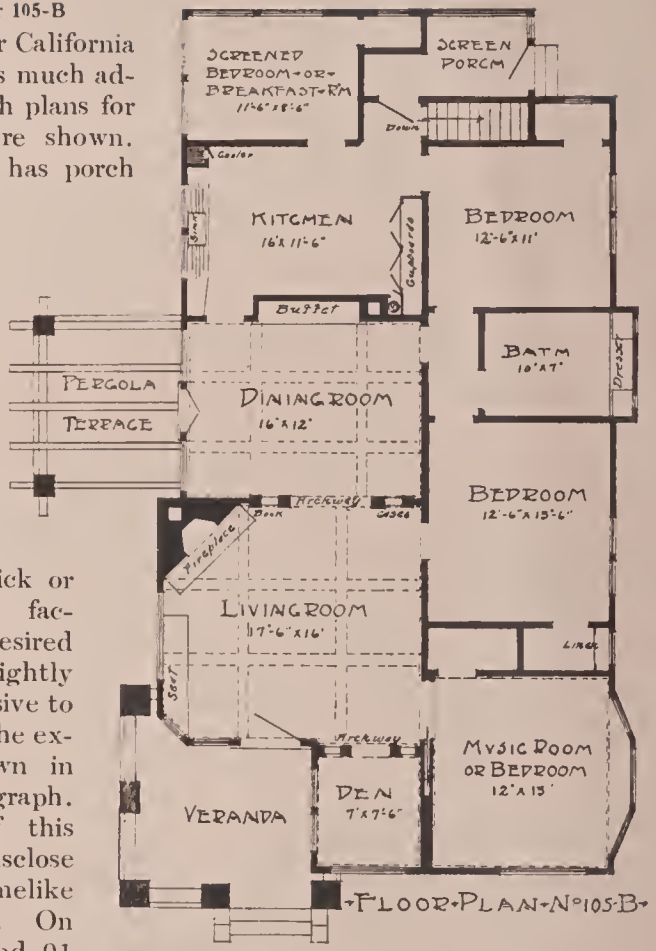
Size of the house exclusive of porches 26 ft.x38 ft.

Cost including hot air heating plant $1,900.00 to $2,300.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $15.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

**Design Number 105-B**

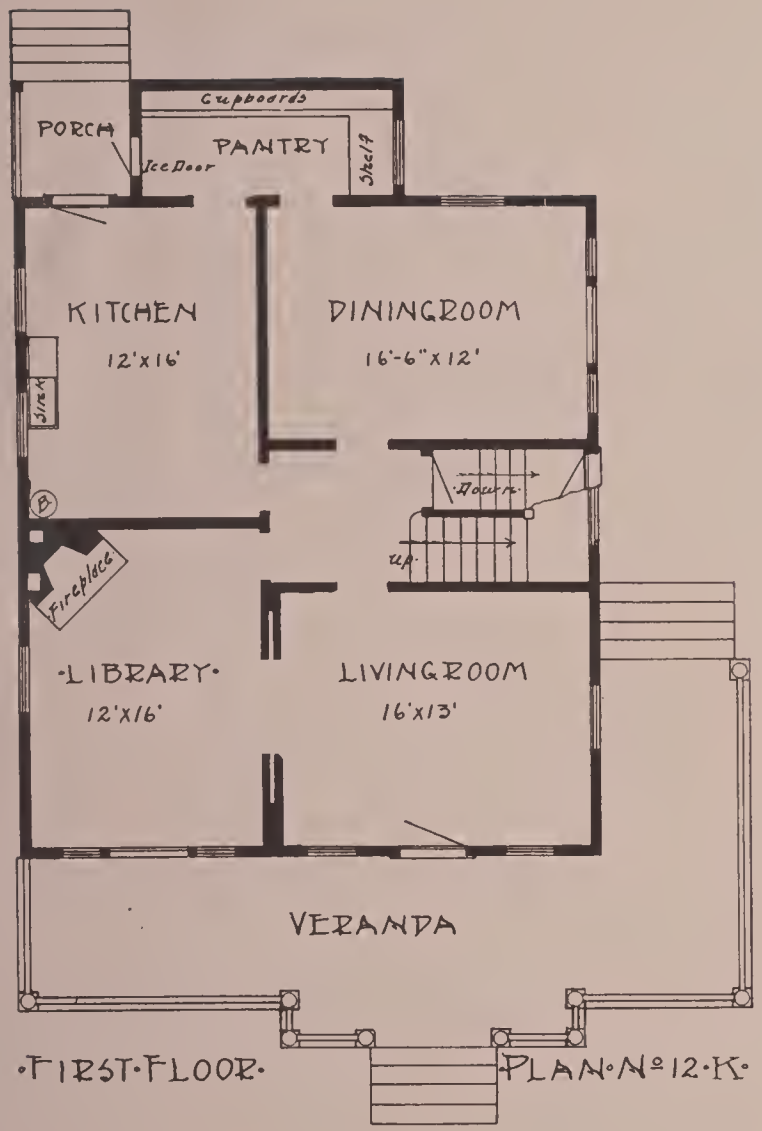
This is one of our California bungalows which is much admired. We furnish plans for either exterior here shown. Number 105 B-2 has porch piers of brick or interlocking facing tiles as desired and is slightly more expensive to build than the exterior shown in the photograph. A study of this plan will disclose its many homelike features. On pages 90 and 91 are shown the interiors. Hardwood floors in principal rooms.



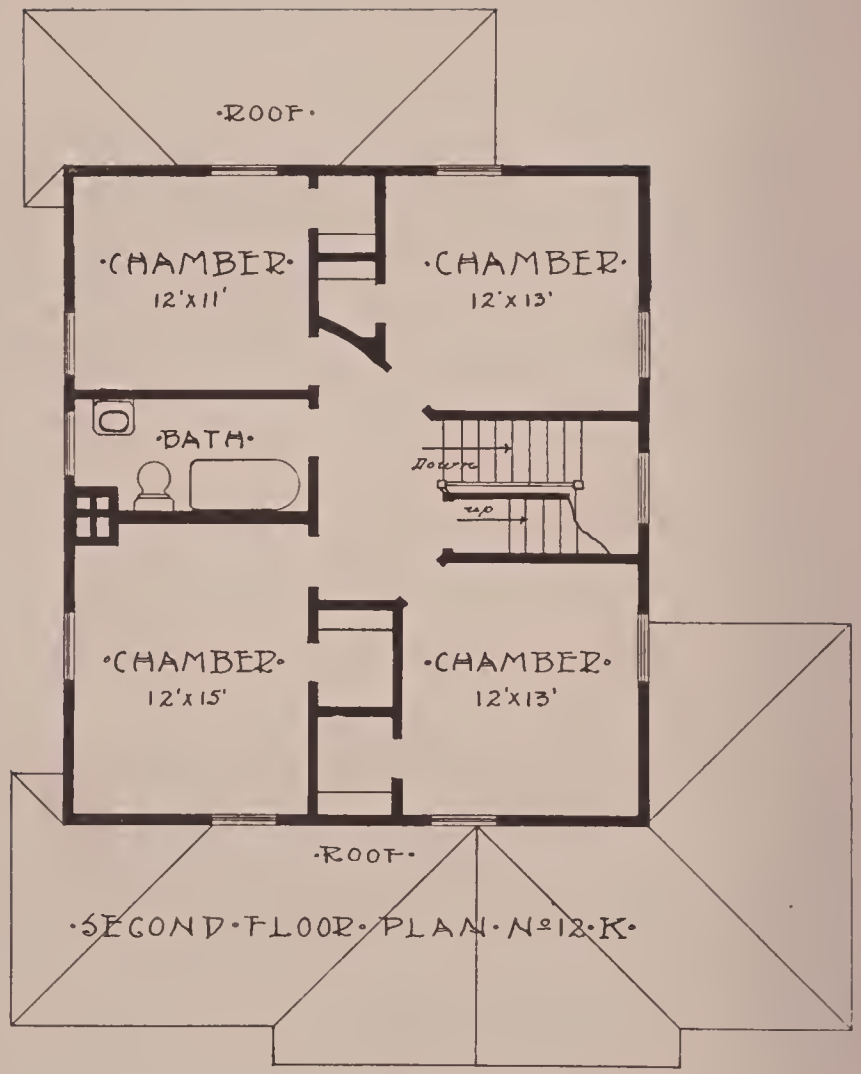

Size of the building without projections of porch 31x59 ft.

Cost from $3,000.00 to $3,700.00 including heating plant.

Complete plans and specifications, either as shown or reversed, including all necessary details $30.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.




·FIRST·FLOOR· ·PLAN·Nº12·K·



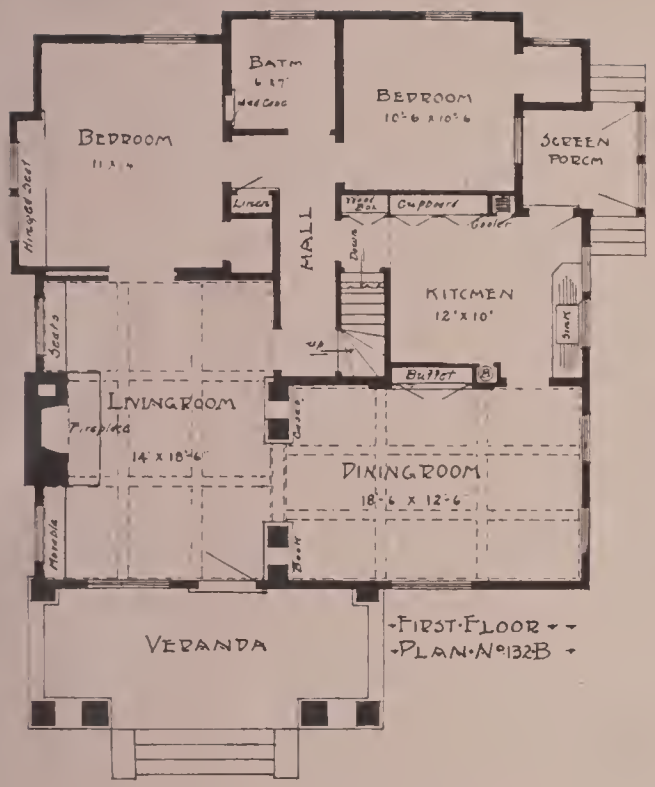

·SECOND·FLOOR·PLAN·Nº12·K·

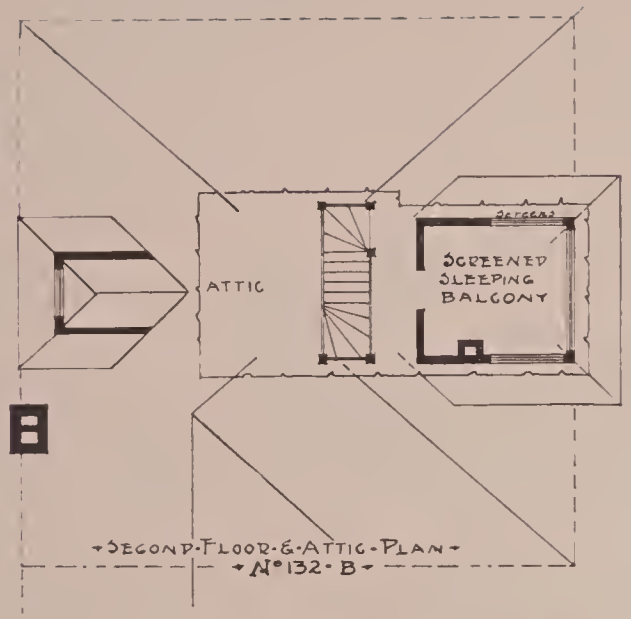
**Design Number 12-K**

An extremely convenient house which costs to build $3,300.00 to $3,800.00.

It is 30 ft.x33 ft., 6 inches, exclusive of porches and pantry. Contains a full cellar, is heated with hot air furnace and is one of the houses where the owner gets the most for his "Dollars" both in outside appearance and in convenience of arrangement.

Price of one set of plans and specifications $20.00. Two sets with contract blanks and list of materials $25.00.




The dimensions of this plan exclusive of the porch are 34 ft.x34 ft.

Cost complete with heating plant $2,500.00 to $3,000.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $20.00. Extra set of blue prints and specifications, material list and blank contract $5.00 extra.

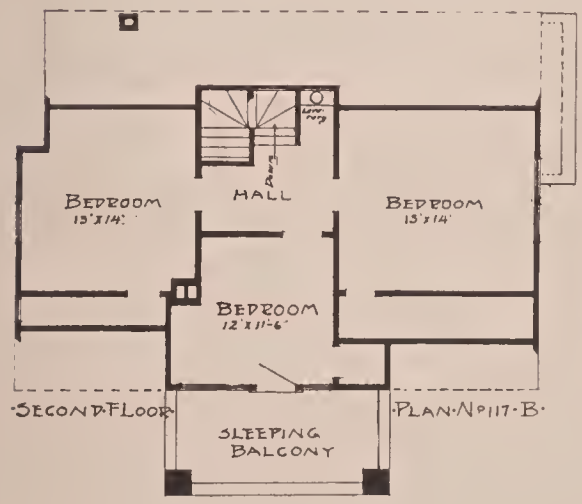
**Design Number 132-B**

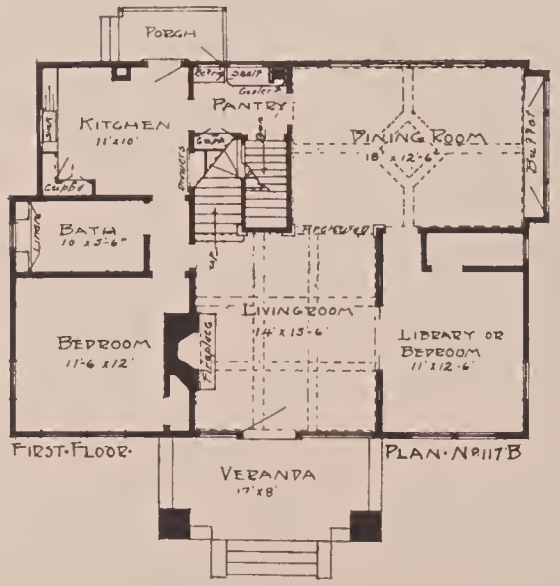
For an attractive bungalow of moderate cost, a study of this plan will show every desirable built-in feature, including a large screened sleeping balcony on the second floor, which may be enclosed with sash when desired, making a very suitable bedroom.

The fireplace is of cobble-stones and is large and massive. The seats shown are movable. All other features of the interior are in harmony and designed for utility as well as appearance. Hardwood floors in the principal rooms. The exterior is of rough stained siding.

**Design Number 117-B**

A well planned one and one-half story home embodying many desirable features for home comfort. Among these may be mentioned the large sleeping balcony on the second floor. The arrangement of the kitchen cupboards and butler's pantry is very convenient. The diningroom buffet with its long mirror and colored glass windows is another pleasing feature. The exterior gables are trimmed with stucco and wooden half-beams.

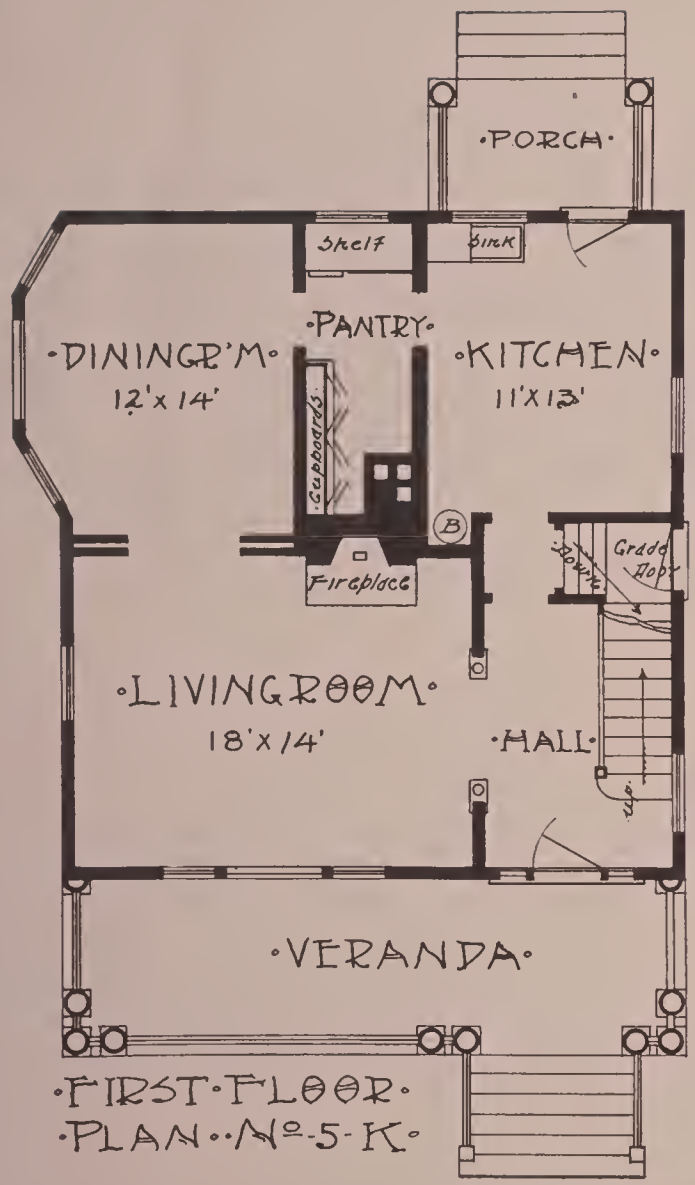



The size of this plan exclusive of the porches is 40 ft.x30 ft.

Cost including heating plant $3,800 to $4,600.

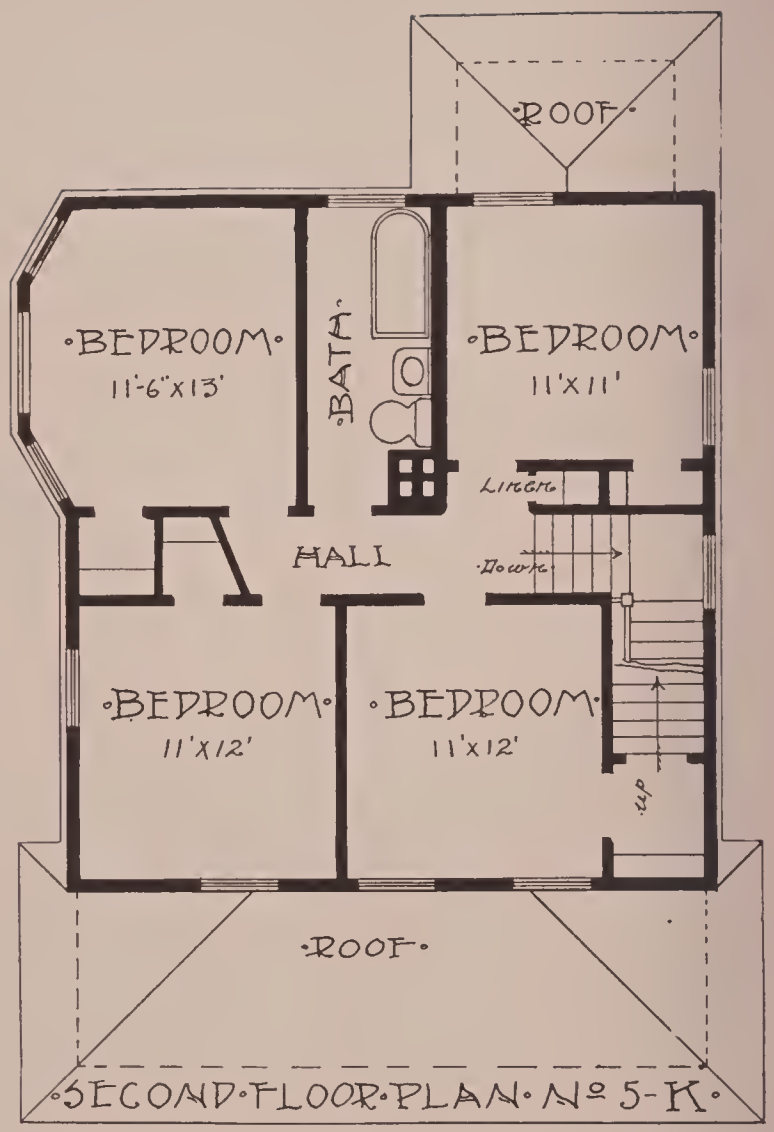
Complete plans and specifications, either as shown or reversed, including all necessary details $30.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.




FIRST FLOOR PLAN No. 5-K

**Design Number 5-K**

A handsome house 28 feet wide and, including the bay window 30 feet wide. It is 30 feet deep, not including the porches. Heated with hot air furnace. Oak floors for dining room, livingroom and hall, oak staircase and balance of house finished in slash grained fir.

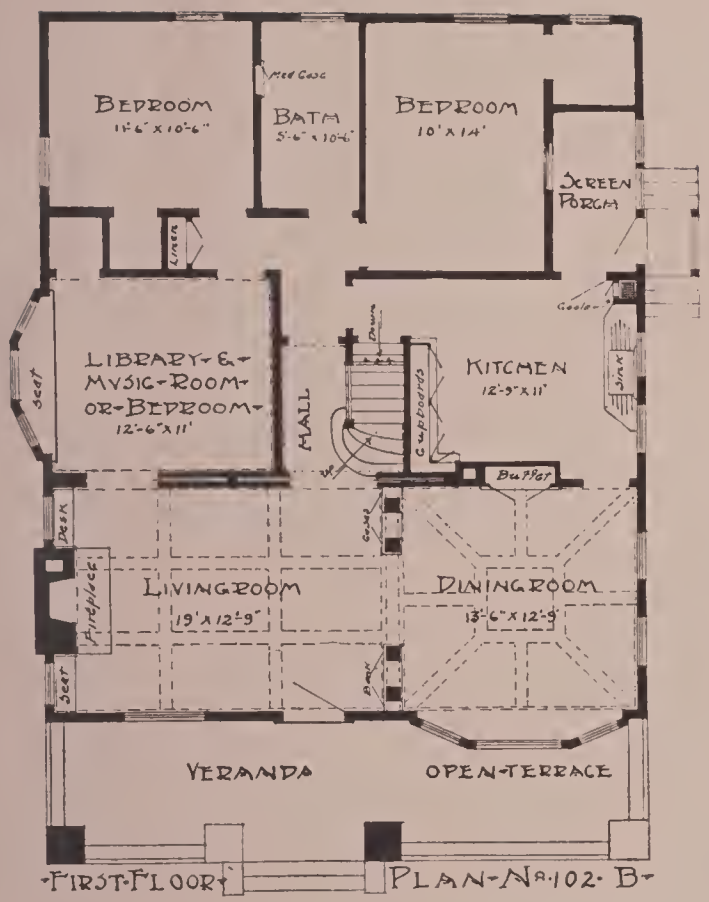



SECOND FLOOR PLAN No. 5-K

Contains full cellar and a very complete pantry and makes one of the most satisfactory houses that can be built for either a town or a country home.

Costs $3,250.00 to $3,600.00.

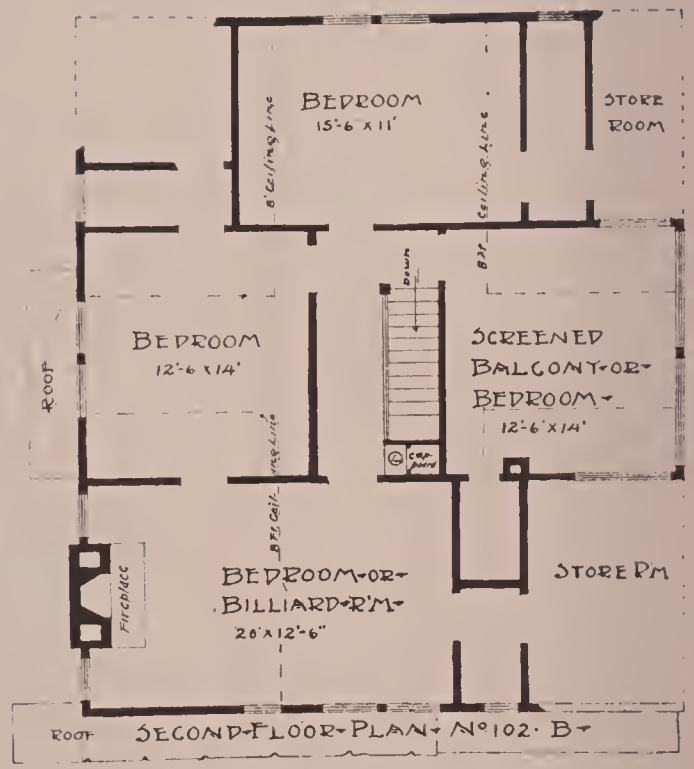
Price of one set plans and specifications including the necessary details $20.00. Two sets with contract blanks and list of materials $25.00.

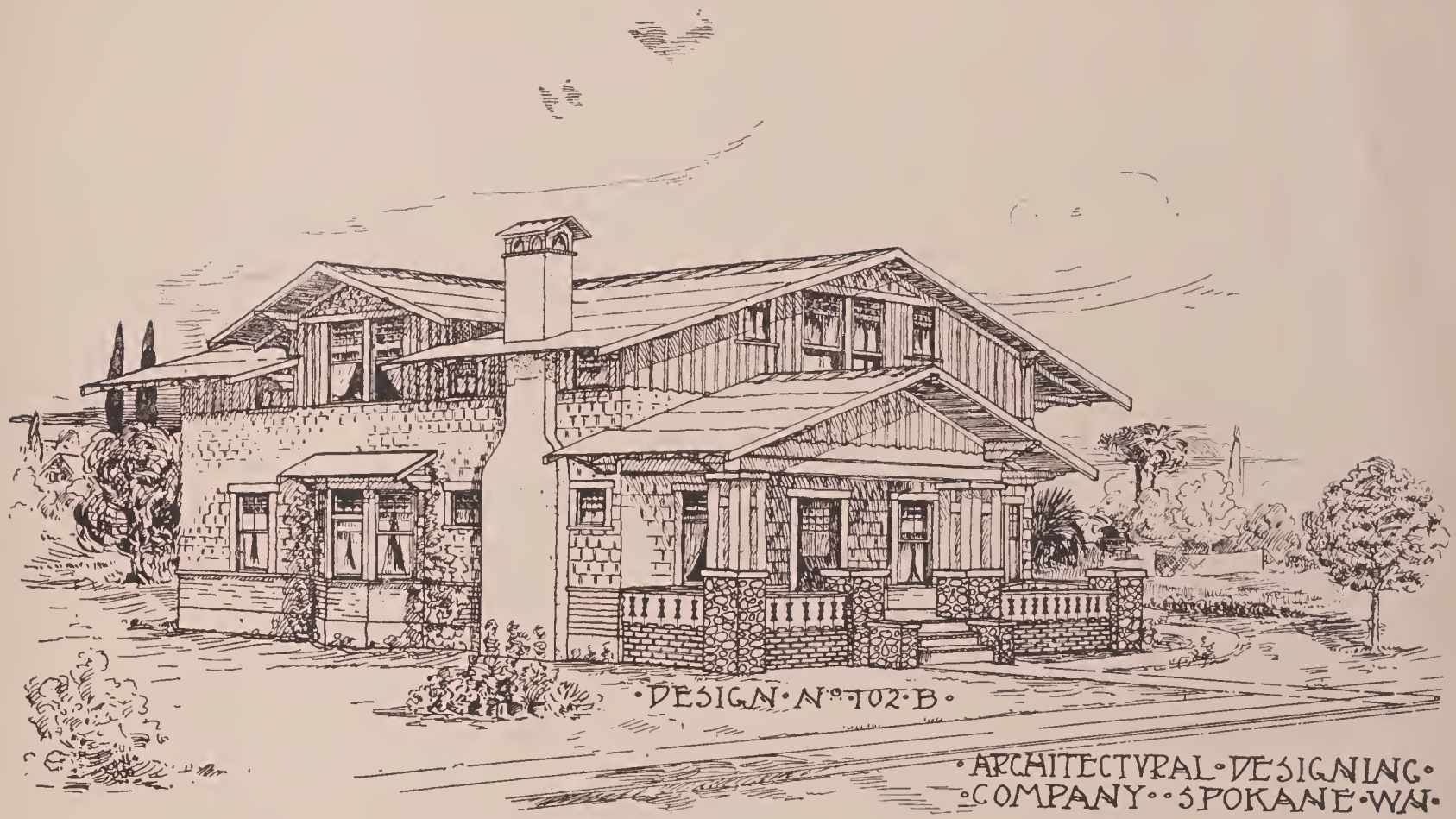



**Design Number 102-B**

This design is suggestive of the Swiss with its wide overhanging eaves and low roofs. The exterior is of shakes or shingles as desired, with pattern boards and battens for the upper story. The porch piers are of rustic stone and the facing of dark brick. Porch floors of cement.

The outside chimney may be either of stucco as shown or of brick or stone to match the porch trim.






The plans are well worthy of careful study and include every feature that can be desired to make the house homelike and attractive.

The size of the house over all is 34 ft.x48 ft. Cost including hot water heating plant $6,000.00 to $6,500.00.

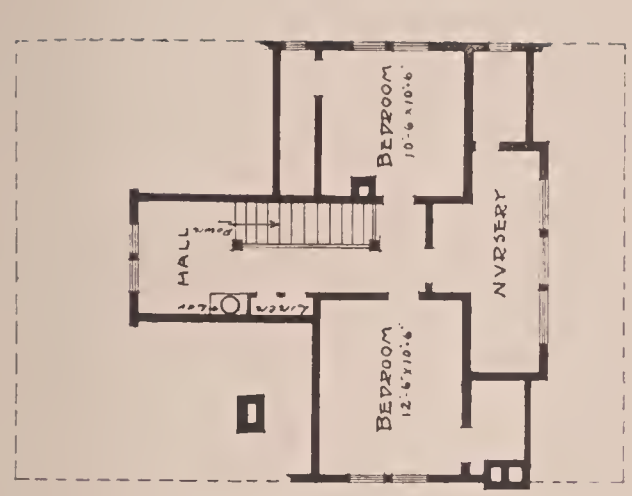
Complete plans and specifications, either as shown or reversed, including all necessary details $45.00. Extra set of blue prints and specifications, material list and blank contract $10.00 extra.

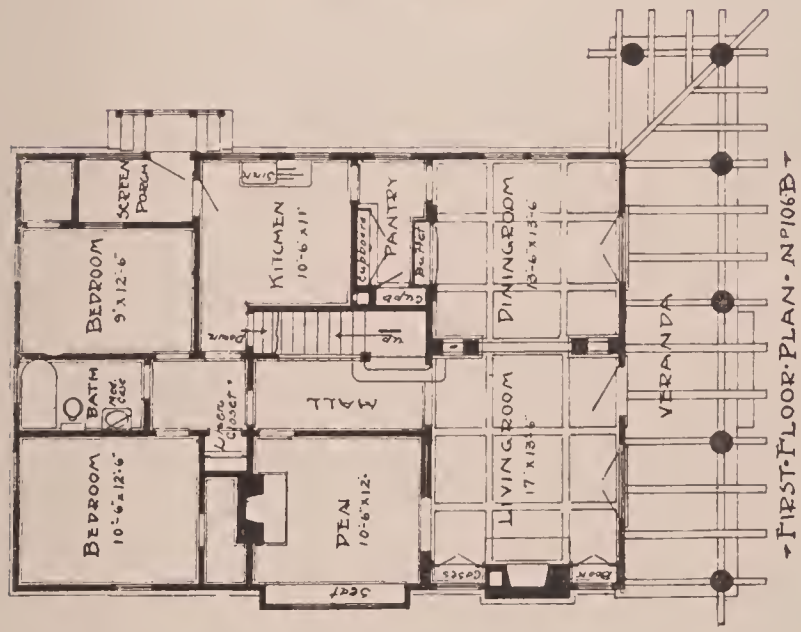
**Design Number 102-B-2**

This design has the same floor plans as Number 102-B with the exception that the fireplace in the second story bedroom is omitted and the dimensions of this room are changed to 12ft. 6 inches by 12 ft., 6 inches. The exterior here shown has the first story and porches constructed of rustic stone. The gables are trimmed with plaster and wood half-beams. This is an attractive and well designed home for any locality.

Cost including hot water heating plant $6,250.00 to $6,800.00.

Complete plans and specifications, including all necessary details, plans either as shown or reversed $45.00. Extra set of blue prints and specifications, material list and blank contract $10.00 additional.



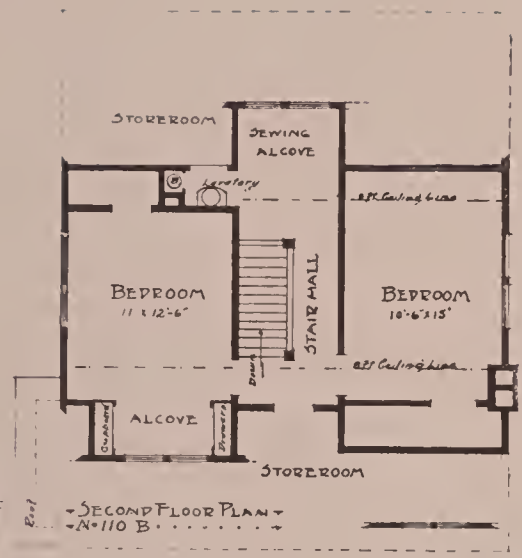
**Design Number 106-B**

A pleasing home of moderate cost. The house shown has many admirers. The round plastered columns supporting the pergola beams form a pleasing characteristic of this design not found in the ordinary house of it's cost. The plan affords eight large rooms in addition to the hall alcove of the second story which may be used as a sewing room or nursery. If it is desired to lessen the cost of construction of this plan, as well as of any others shown, the finishing of the rooms of the second story may be omitted. See page 87 for den fireplace design.

The size of this plan exclusive of the porch is 32 ft.x44 ft.

Cost including heating plant $3,400.00 to $4,250.00.

Complete plans and specifications, including all necessary details, plans either as shown or reversed $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.



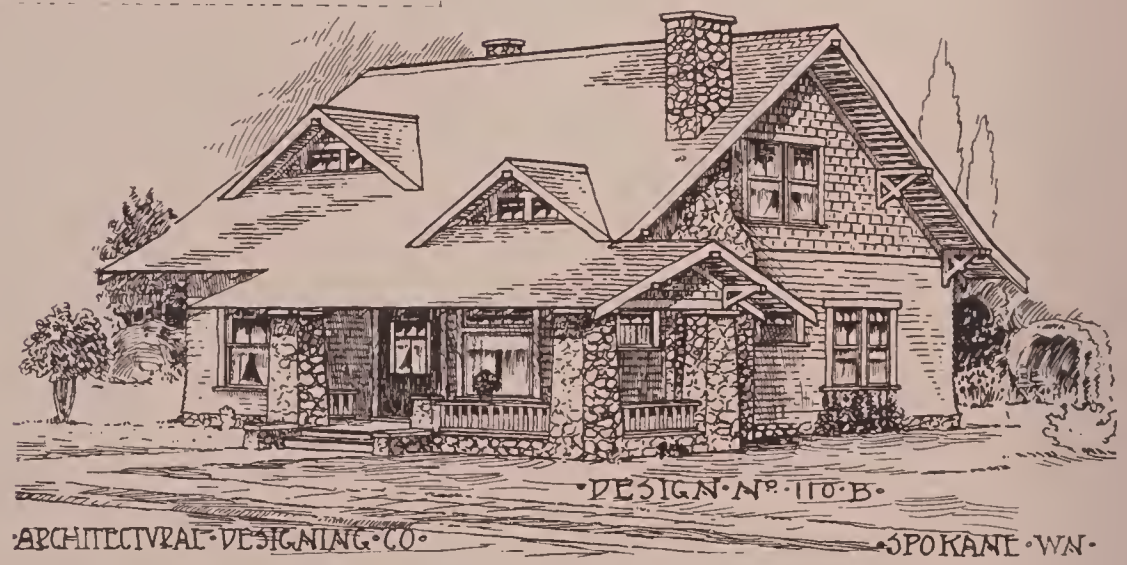

The size of the building exclusive of the porches is 30 ft.x36 ft.

Cost complete including heating plant $3,000.00 to $3,800.00.

Complete plans and specifications, including all necessary details, plans either as shown or reversed $30.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

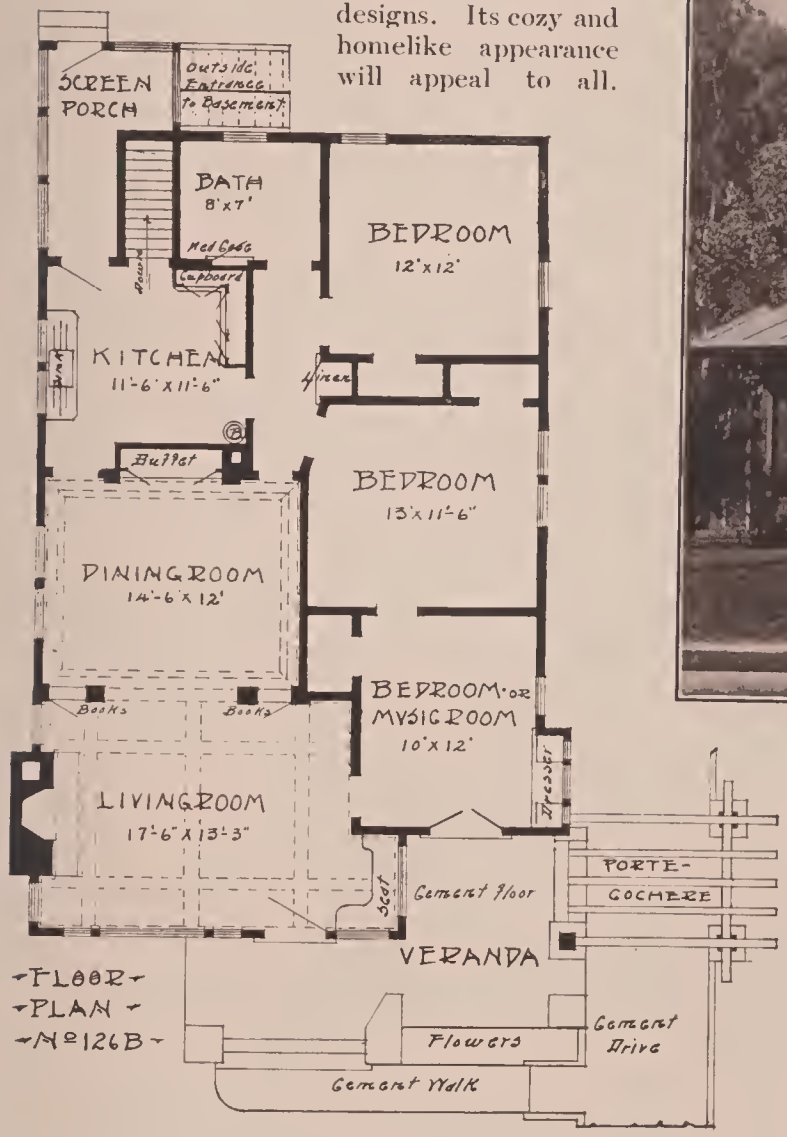
**Design Number 110-B**

A one and one-half story bungalow home. This type of house is distinctive and offers a pleasing contrast to the many homes of more conventional design. The plan combines convenience and utility of space and is suitable for any climate. All the built-in features which add to the usefulness of the home will be found. Hardwood floors in the livingroom, diningroom and library.



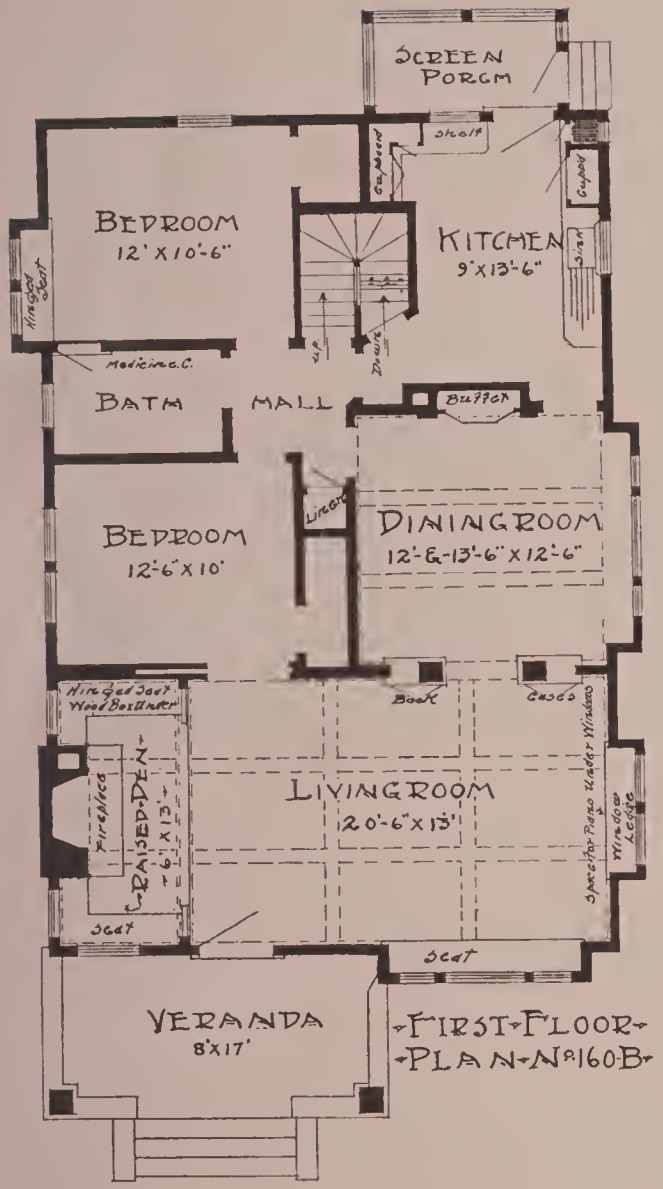
**Design Number 126-B**

One of our most novel and unique bungalow designs. Its cozy and homelike appearance will appeal to all.

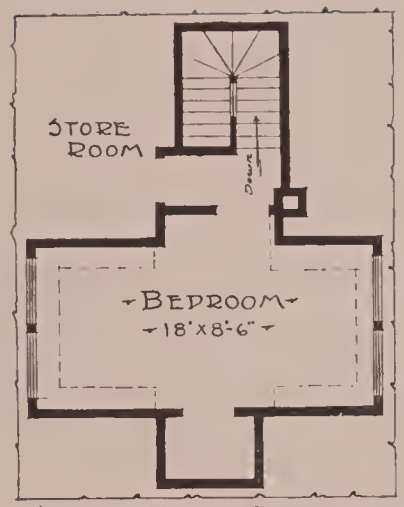


The foundation and basement are of concrete with cement floor. Porch floor of cement. Porch trim of clinker brick. Roof of white asbestos roofing affording great fire protection as well as adding greatly to the attractiveness of the building. The white asbestos roofing, reflecting, as it does, the sun's rays makes possible the low pitched roof without any undue warmth to the rooms below. Actual tests have proven the temperature in the attic and upper stories of dwellings roofed with white asbestos roofing to be much lower than can be obtained by the use of the usual shingled roof.

Cost of this house $2,800.00 to $3,400.00. Size over main house 29x46 ft. Plans and specifications, either as shown or reversed, including all necessary details $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.




FIRST FLOOR PLAN No 160B




SECOND FLOOR PLAN No 160B

**Design Number 160-B**

Few moderate cost bungalows are more generally admired than the six room home shown herewith. The floor plan is the "acme" of convenience, while the exterior is of a type well suited to any location.

The kitchen affords an almost perfect arrangement of the various cupboards, cooling cabinet, shelves, etc. The den floor is raised one step from the livingroom and the wide rustic brick fireplace with seats on either side gives a very homelike appearance. The book cases are fitted with leaded glass doors in artistic design, and the same effect is obtained in the doors of the diningroom buffet. The broad built-in seats add much in giving the rooms a cozy appearance.

The foundations are of concrete and chimneys of rustic brick. Cement floored basement 27 ft.x28 ft. with drain. Outside grade entrance to basement. Laundry and fuel rooms in basement.

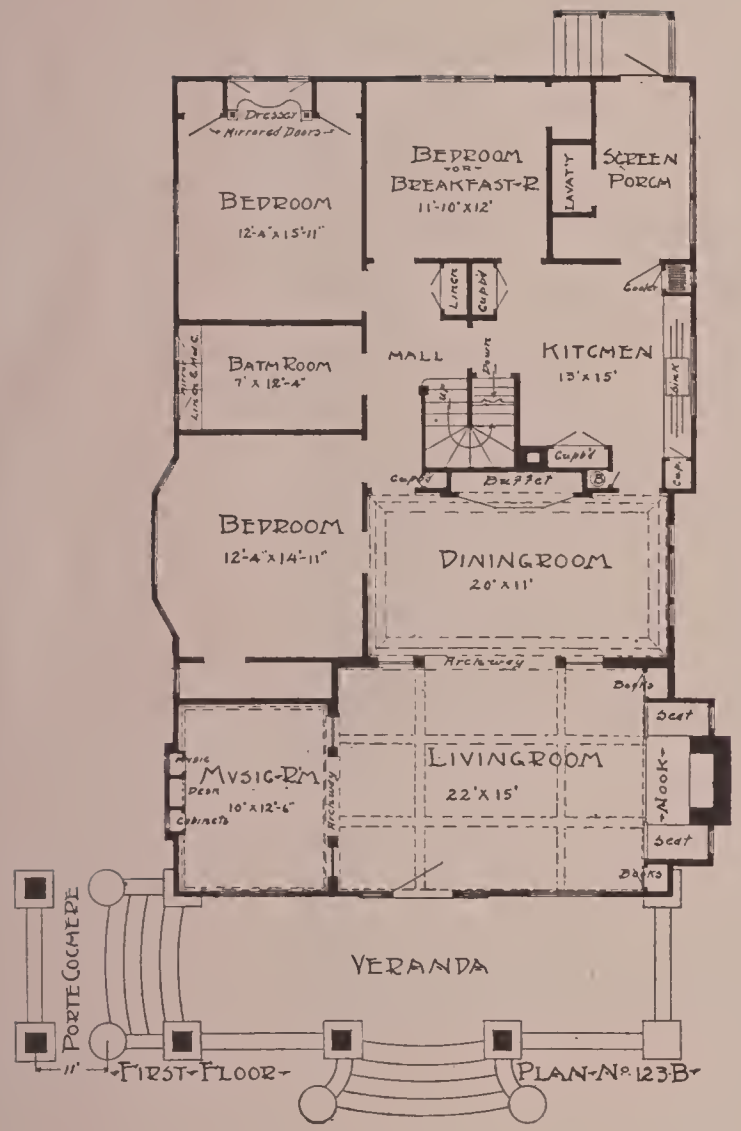
On pages 80 to 82 are shown many interior views of this attractive home.

The size of the building exclusive of the porches is 28 ft.x42 ft.

Approximate cost complete, including heating plant, hardwood floors, finest plumbing with shower and laundry room, $2,600.00 to $3,900.00.

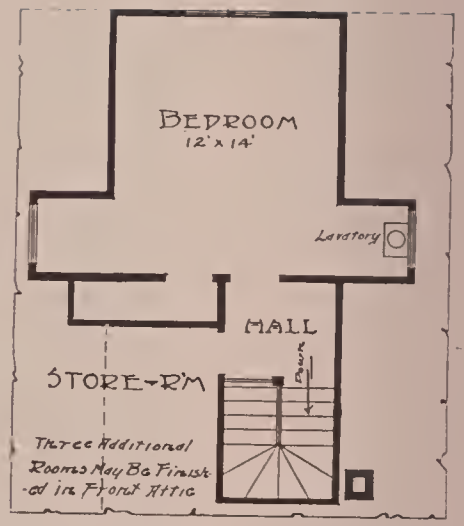
Complete plans and specifications, either as shown or reversed, including all necessary details $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

Design Number 160-B




**Design Number 123-B (1 & 2)**

An ideal home of eight rooms. The porch piers and walls are of rock faced sand-lime brick, which gives a striking contrast against the darker stained walls of the building. The porch floors are of cement. An attractive feature of the exterior is the pergola covered porte-cochere. This bungalow has been much admired and it would be difficult to find a more attractive house of its type. Every built-in feature will be found in this plan. Among these are the desk and music cabinets in the music room and the dresser with full length mirrored doors in the owner's bedroom. The other interior features which are shown on pages 95 and 96 will be found equally attractive.




SECOND-FLOOR-PLAN-No. 123-B

The photograph shows the building as built with floor plans reversed, thus placing the living room and fireplace on the left elevation.

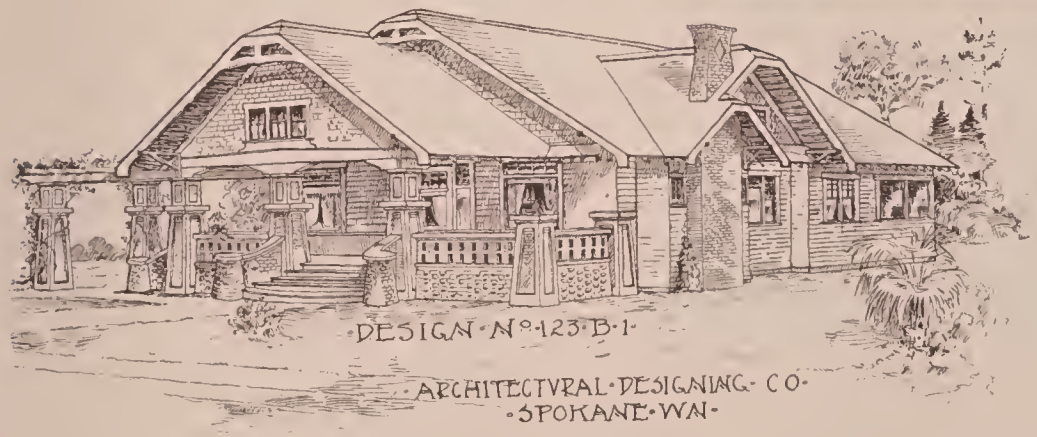
The size of the plan exclusive of the porches is 34 ft. x 55 ft.

Cost complete with hot water heating plant $4,750.00 to $5,800.

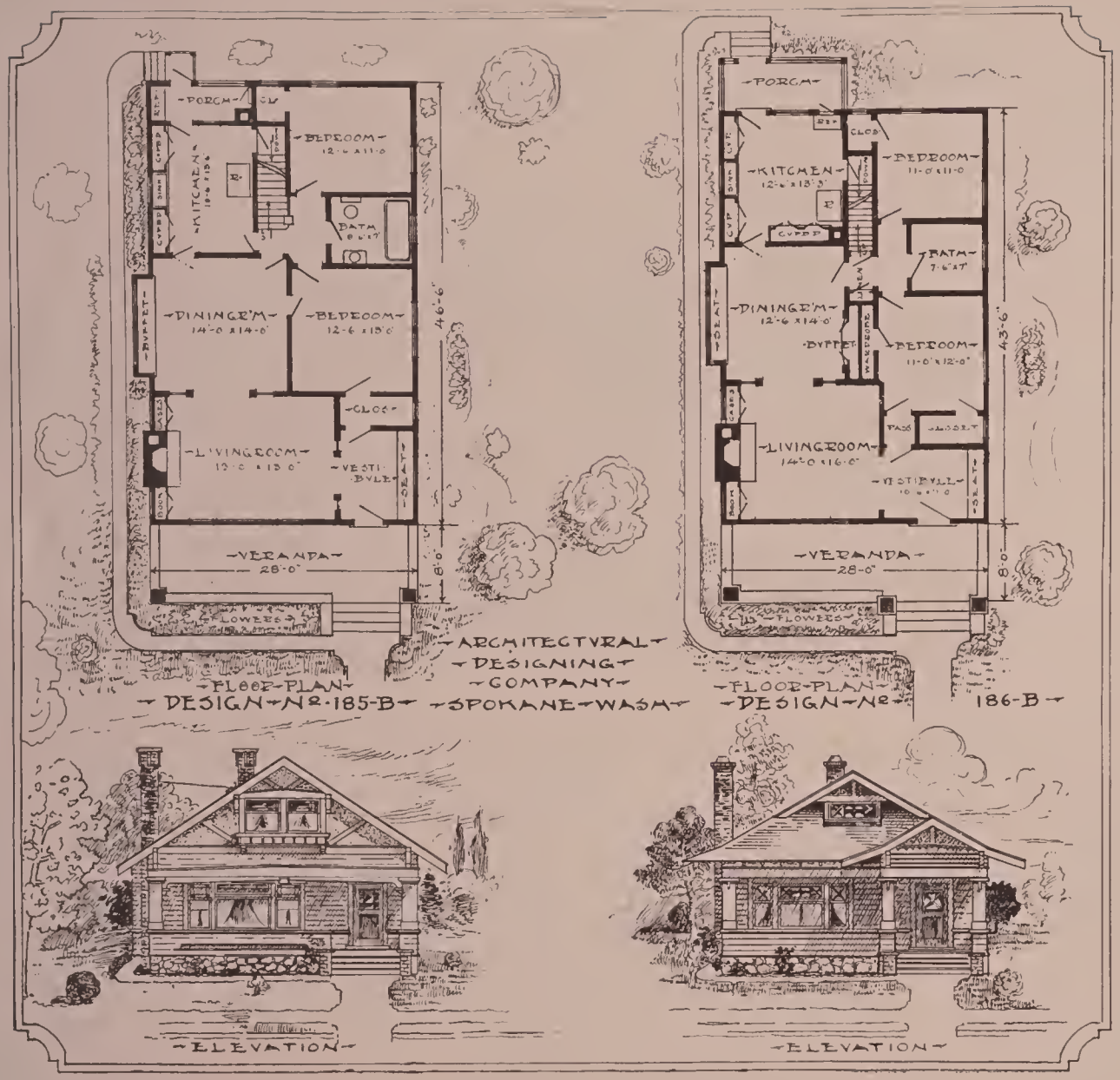
Complete plans and specifications, either as shown or reversed, including all necessary details $35.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

The two exterior views shown on this page are both adapted for use with plans Number 123-B, and are identical with the exception that in Design Number 123-B-2, the floor plans are reversed, thus showing the fireplace chimney upon the left side elevation. The pergola and porch gables, however, were built as shown upon the original plans and the plan or arrangement of the rooms only, exclusive of the porch and pergola, were reversed. This is shown in order to give some idea of the combinations which may be effected in the use of our plans. In many cases by ordering the plans "reversed," rooms such as bedrooms, etc., which would otherwise come on the dark exposure of the building, may be given the "sunny" exposure and visa-versa. In order to show how any of the plans given would appear if reversed the page may be held to the light and viewed from the reverse side.

Design Number 123-B-2




When ordering plans it should always be stated if the blue prints are desired reversed, otherwise all plans will be sent as shown in the illustrations.




**Design Number 185-B**

An attractive bungalow of five rooms in which an additional attic room may be finished if desired. The floors in the principal rooms are of hardwood and the inside finish stained.

Cost from $1,750.00 to $2,200.00.

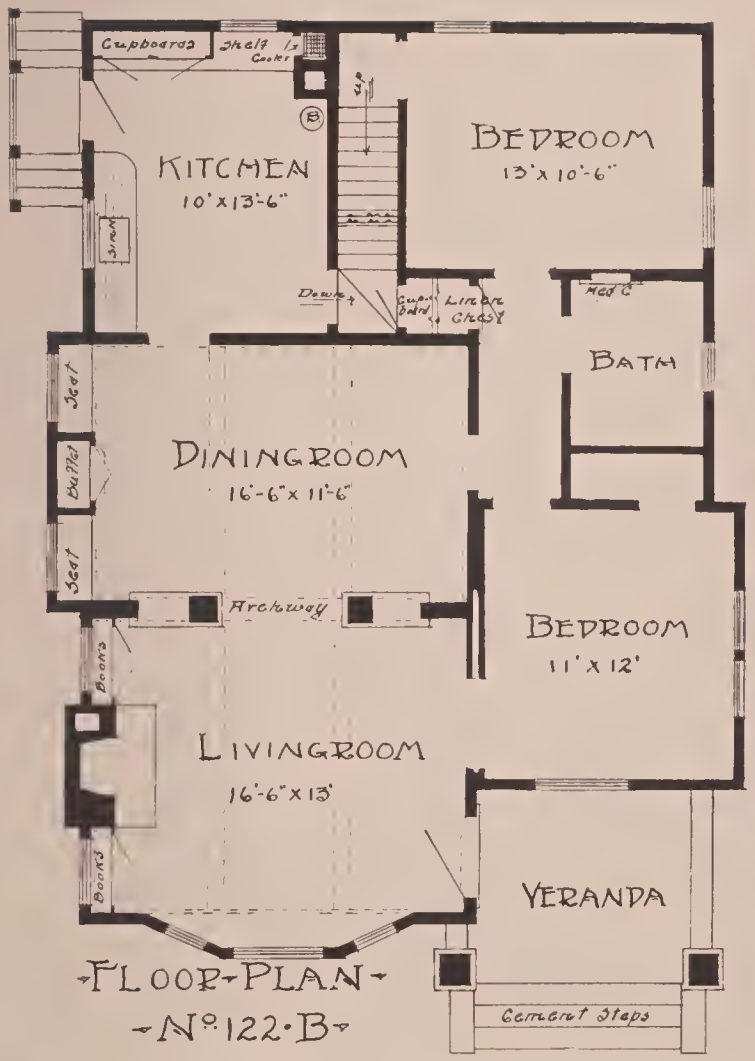
Plans and specifications, either as shown or reversed, including all necesssary details $10.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

**Design Number 186-B**

Another five-room plan with all the requirements of the modern home and at low cost. The floors of the main rooms are hardwood. The fireplace and chimneys are of brick.

Cost from $1,800.00 to $2,200.00, including hot air heating.

Plans and specifications, including all necessary details, plans either as shown or reversed $10.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.



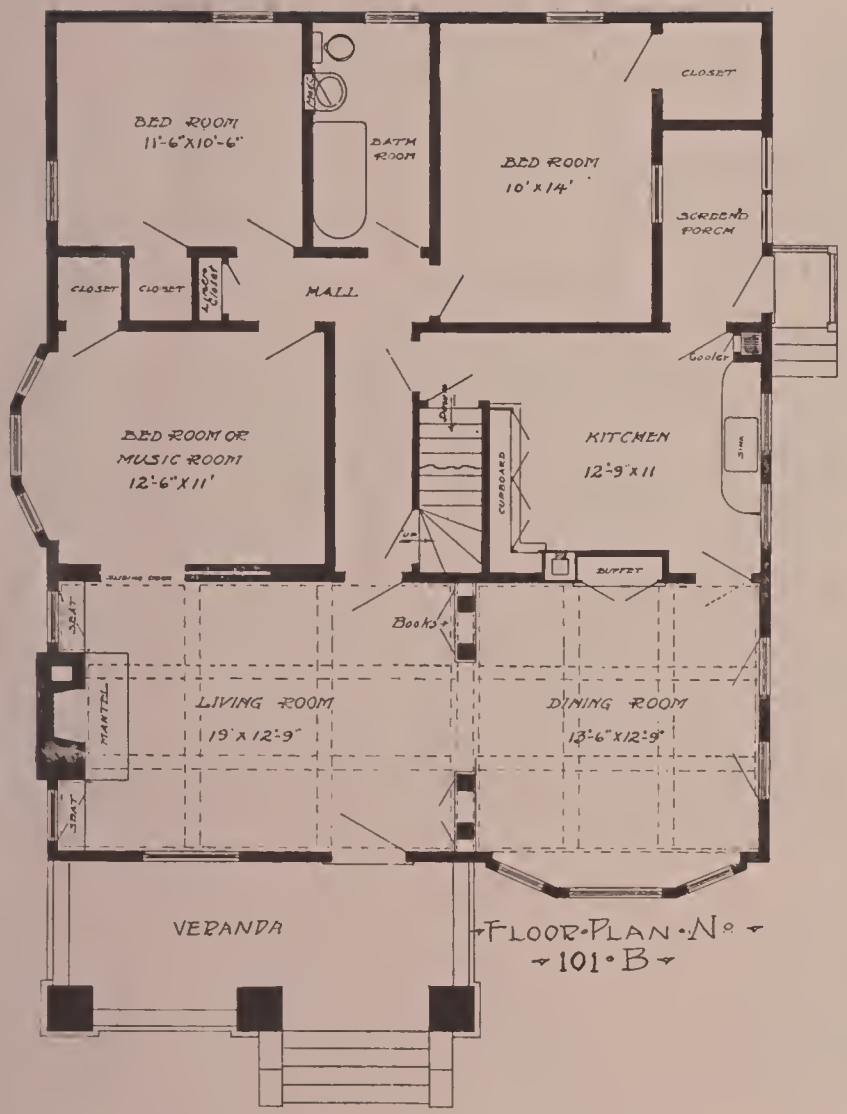

FLOOR-PLAN
No. 122-B

**Design Number 122-B**

An ideal bungalow home of five rooms. The exterior is of rough siding, stained. The porch trim may be either of cobble-stones as shown above or of clinker brick. The fireplace is of clinker brick with book cases built at the sides. The buffet in the diningroom has seats built in on either side. The kitchen is large and convenient. The basement has separate outside entrance. Hardwood floors in the principal rooms.

Size of the building 28 ft.x40 ft. Cost, including furnace heat $2,000.00 to $2,800. 00.

Complete plans and specifications, either as shown or reversed, including all necessary details $15. Extra set of blue prints and specifications, material list and blank contract $5 additional.




**Design Number 101-B**

We believe that the six room plan here shown has met with the approval of more home builders than almost any other. Its convenient arrangement speaks for itself. The interior views shown on page 86 give a more complete conception of its homelike features. The fireplace is of rustic brick, and the many built-in features give the home a "down to date" appearance.

Hardwood floors are used in the livingroom, diningroom and music room.

The size of this building exclusive of the veranda is 34x40 feet.

Cost including heating plant from $2,800.00 to $3,500.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

**Design Number 101-B**

**Design Number 101-B-3**

The floor plans for this design are the same as for Design Number 101-B. The exterior treatment varies, giving different roof lines as well as the stone porch facing and cement floored porch. On page 90 is shown a very attractive cut stone fireplace which is designed for this plan. The other interior features are similar to those of Design Number 101-B.

Cost of this building is from $2,900.00 to $3,700.00.

Price of plans and specifications is the same as for Number 101-B.

**Design Number 101-B-2**

The floor plan of this design is the same as for Design Number 101 B, and the exterior is similar, showing sandstone porch facing and cement floored porch in place of the wood trim of the latter. Also a varied treatment of the porch gable will be noticed. Page 85 shows the fireplace and livingroom of this design. The other features are similar to those of Number 101-B.

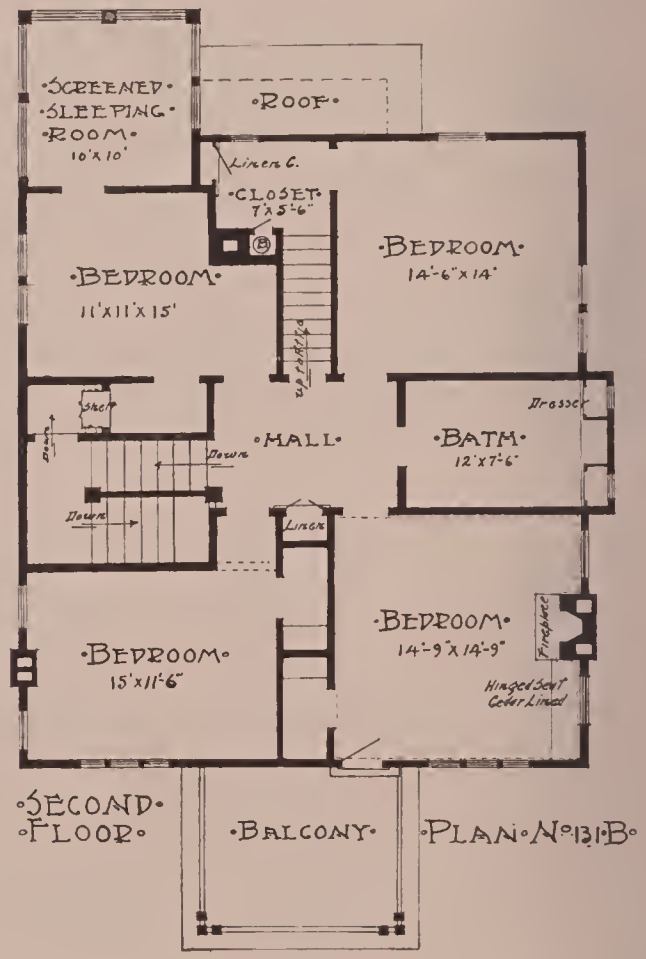
Cost of this home is from $2,900.00 to $3,700.00.

Price of plans and specifications same as Number 101-B.

**Design Number 101-B-2**

**Design Number 131-B-1**

This is a novel home of the Swiss type, containing nine large rooms and screened sleeping balcony. Although large and roomy the house

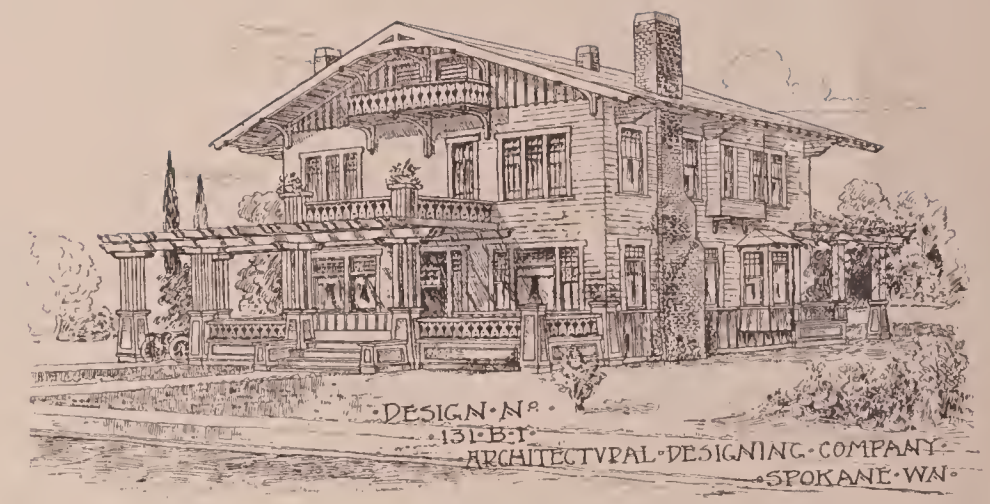


still retains the dignity and grace of outline which is often lost in the design of houses of this type. The porch piers and chimneys are of brick, and the exterior wood is stained in a dark tone. Many unusual features will be found in the plans. The basement contains fuel rooms and laundry as well as ample storage room. On pages 88 and 89 are shown the interior features of this plan.

The size of the building exclusive of the veranda is 34 ft. x42 ft.

Cost complete including heating plant $5,500 to $6,200.

Complete plans and specifications, either as shown or reversed, including all necessary details $45.00. Extra set of blue prints and specifications, material list and blank contract $10.00 additional.



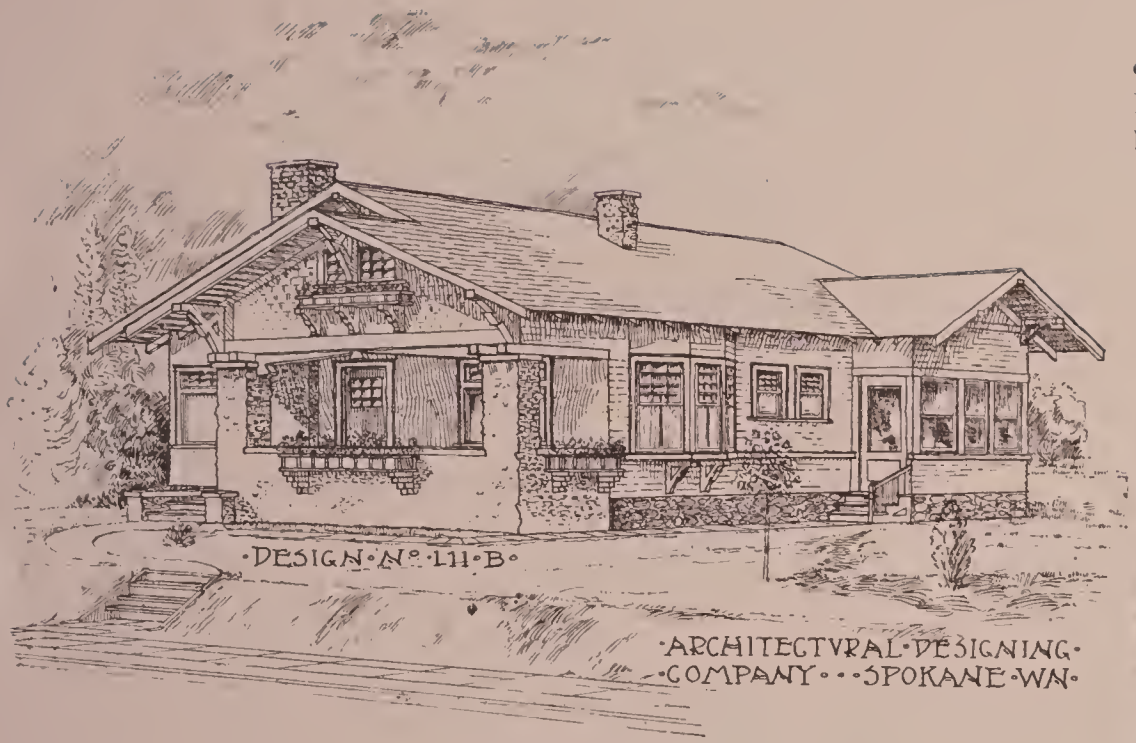
**Design Number 131-B-2**

Showing an attractive Colonial exterior as adapted for use with the floor plans Number 131-B. An added feature of this design is the wide balcony over the main veranda and porte-cochere.

A well planned home of the Colonial type can never fail to be a source of pride to the owner and we offer this plan as representative of the best of its type.

Estimated cost $6,500.00 to $7,500.00.

Plans and specifications $60.00. Extra set of blue prints, material list and contract $10.00 additional.




**Design Number 111-B**

A very complete bungalow of six rooms and screened sleeping room. Every desirable feature is embodied in the plan. Full basement with laundry room and fuel rooms. Large attic, convenient for storage, and in fact everything that could be desired for a modern home. The exterior is made especially attractive by the use of the massive rustic brick porch piers and columns. A cozy feature of the interior is the massive rustic brick fireplace which runs to the ceiling. If desired the screened room may be enclosed with movable sash thus affording a very convenient dressing room en suite with the owner's bedroom.

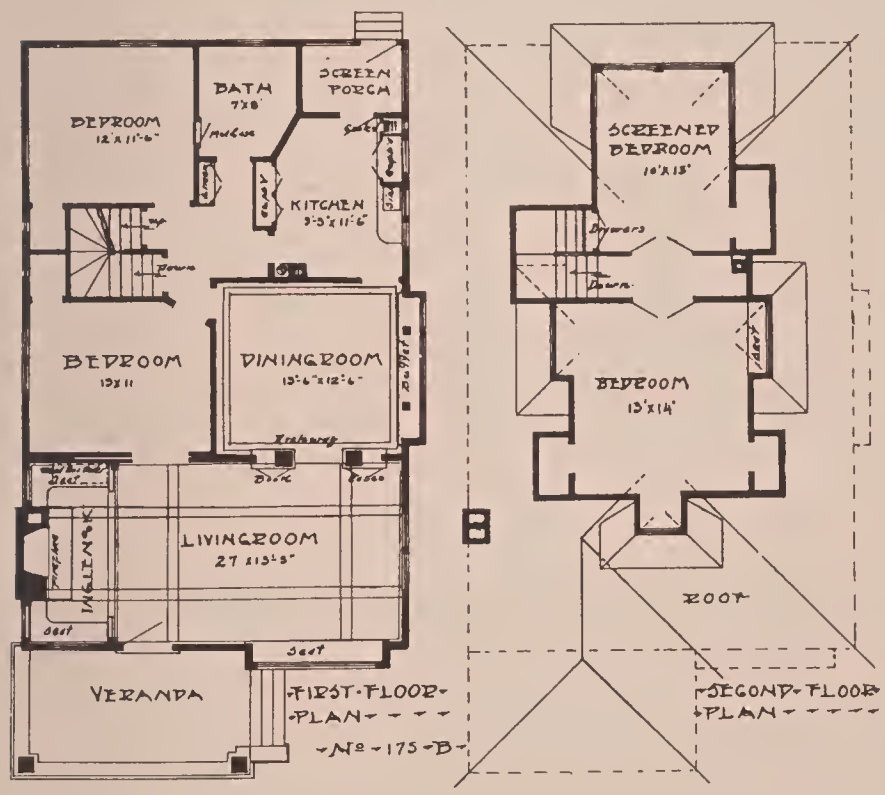
The size of this plan exclusive of the porches is 34 ft.x40 ft.

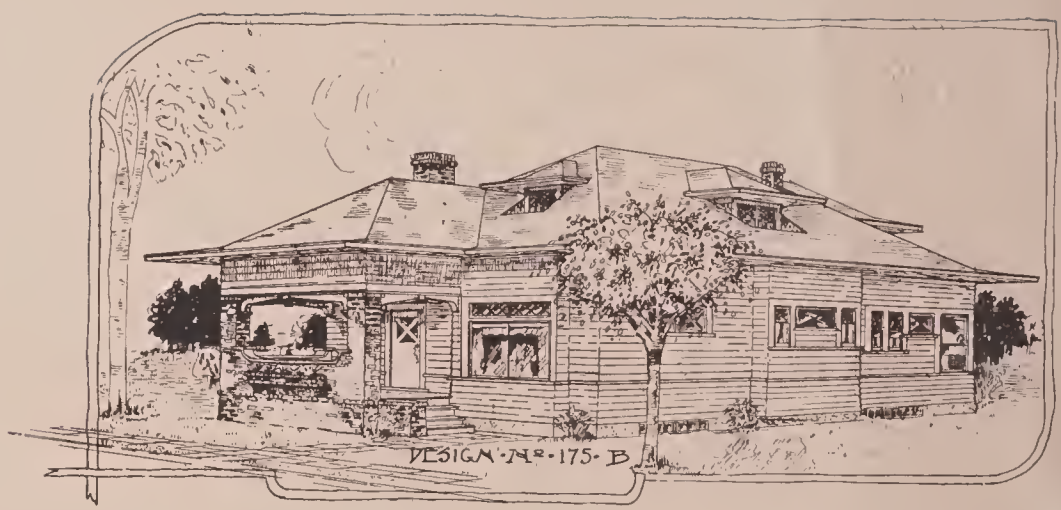
Cost including heating plant $2,900.00 to $3,700.00.

Complete plans and specifications, either as shown or reversed, including all necessary details $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

**Design Number 175-B**

A novel and attractive bungalow of six rooms and screened sleeping balcony. In this plan will be found many unique features, among which may be mentioned the compact "buffet" kitchen. The porch piers and walls are of clinker brick. The exterior walls are of rough siding, stained and the trim in light cream color. This plan has a large basement with laundry and fuel rooms.




Foundations are of concrete with stucco exterior surface.

The size of this plan exclusive of the veranda is 28 ft.x45 ft.

The cost complete with hot air furnace is from $2,700.00 to $3,500.00.

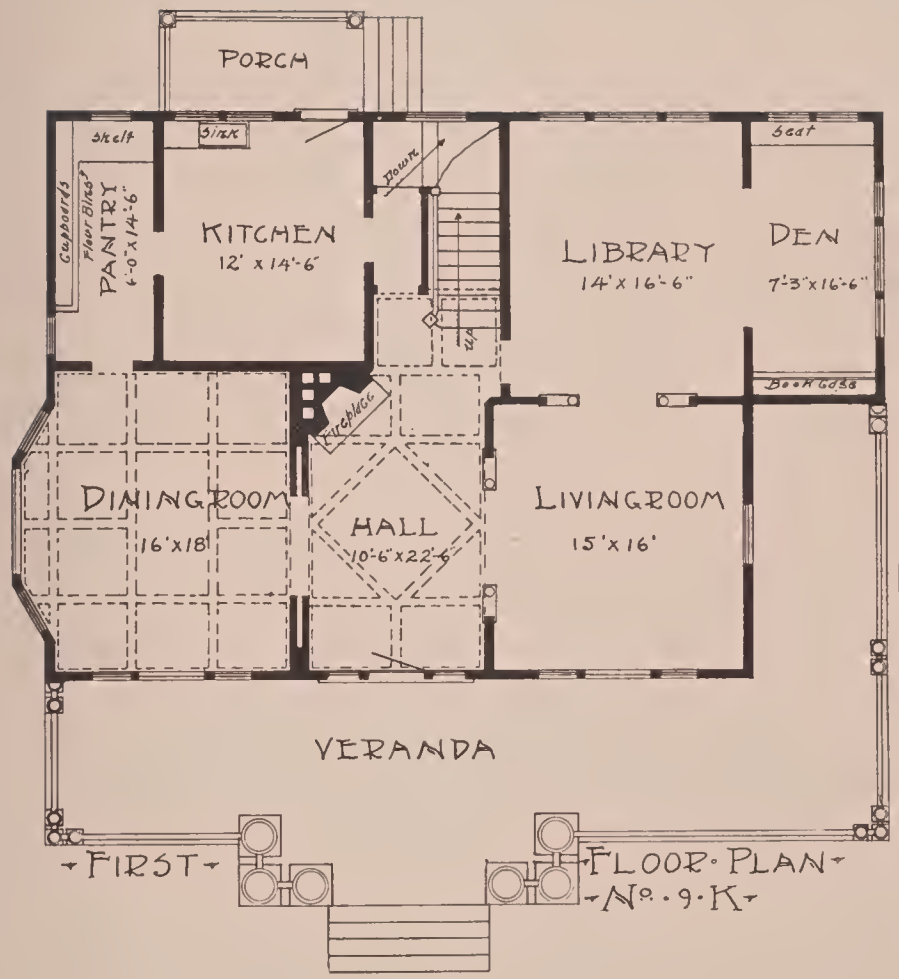
Complete plans and specifications, including all necessary details, either as shown or reversed $25.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.

**Design Number 9-K**

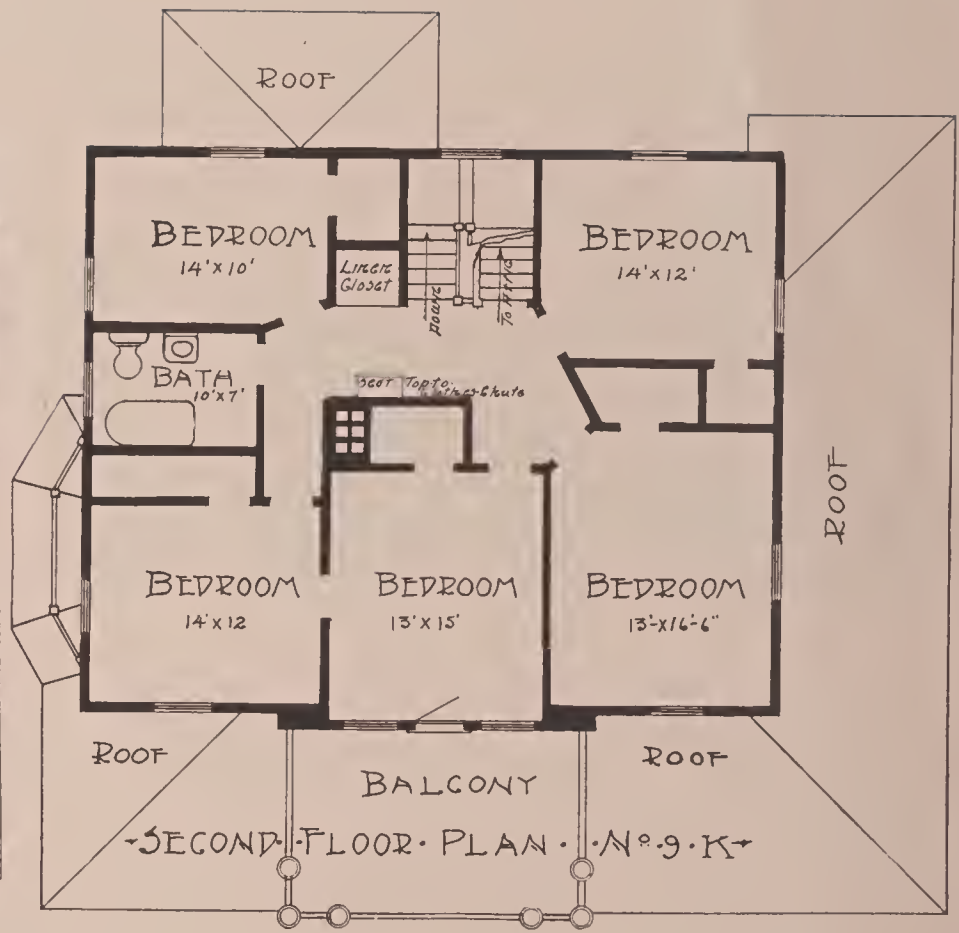
This house is 42 ft. wide and 32 ft., 6 inches in length from front to rear of the main part of house exclusive of porches. For outside appearance, inside convenience and real home comfort and for the cost necessary in its construction it is one of our best designs.

Cost from $5,750.00 to $7,000.00, including heating.

Price of one set of plans and specifications, either as shown or reversed, including all necessary details $50.00. Price of two sets with blank contracts and list of materials $60.00.




FIRST FLOOR PLAN
No. 9 K




SECOND FLOOR PLAN
No. 9 K

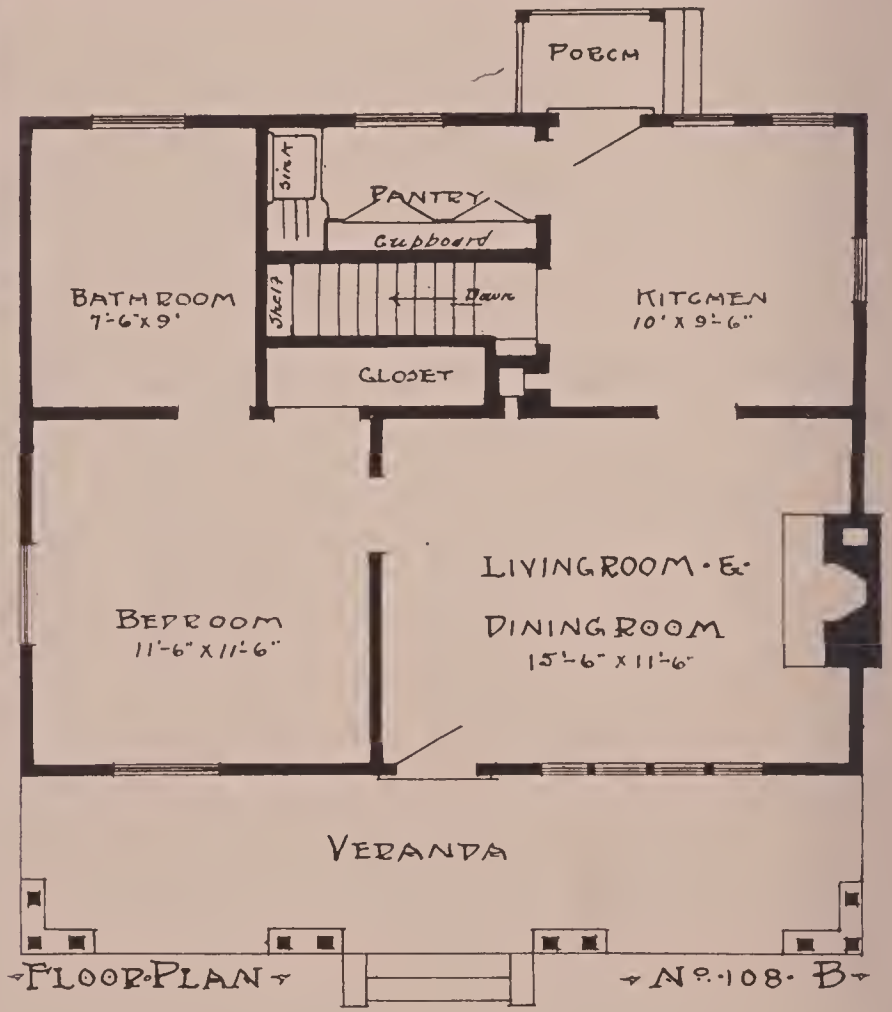
Design Number 108-B

This cozy little bungalow affords ample room for a small family and can be built at extremely low cost. The fireplace is of brick and the chimneys are so arranged that heating stoves may be used or a hot air furnace installed for slight extra cost. The foundations are of concrete. Plans provide for a full basement. The exterior is of rough stained siding and has the appearance of a well built and substantial home of considerably greater cost.

Size of the house over all is 27 ft.x28 ft.

Cost complete (not including heating) $1,200.00 to $1,400.00.

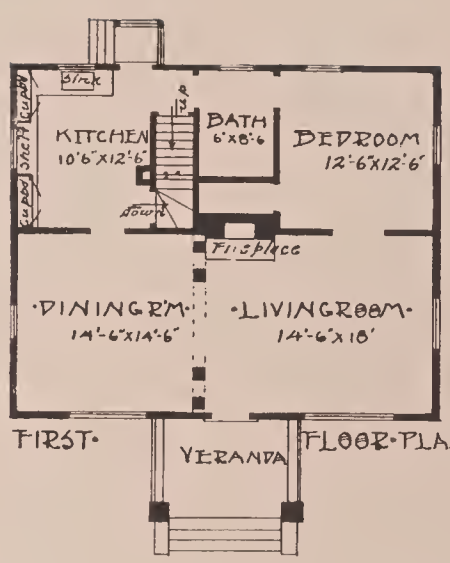
Complete plans and specifications, either as shown or reversed, including all necessary details $5.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.



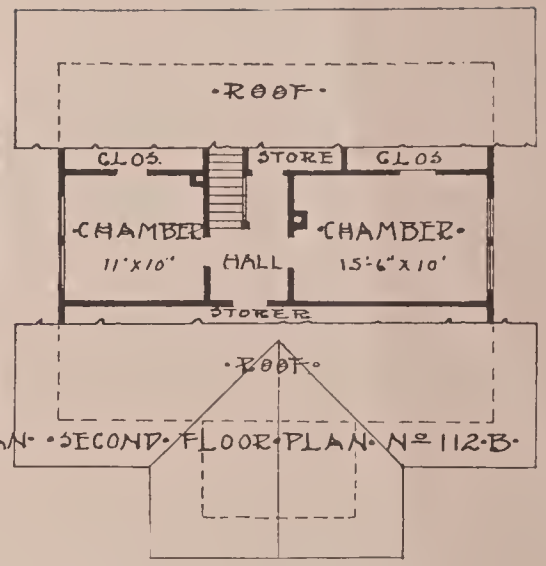
**Design Number 112-B**

This one and one-half story bungalow of six rooms is very popular and a complete and attractive home at low cost. The fireplace is of rock faced brick. The porch piers and chimneys are of brick. The exterior siding is rough and stained dark brown.

The size of this plan exclusive of the porches is 34 ft. x 28 feet.



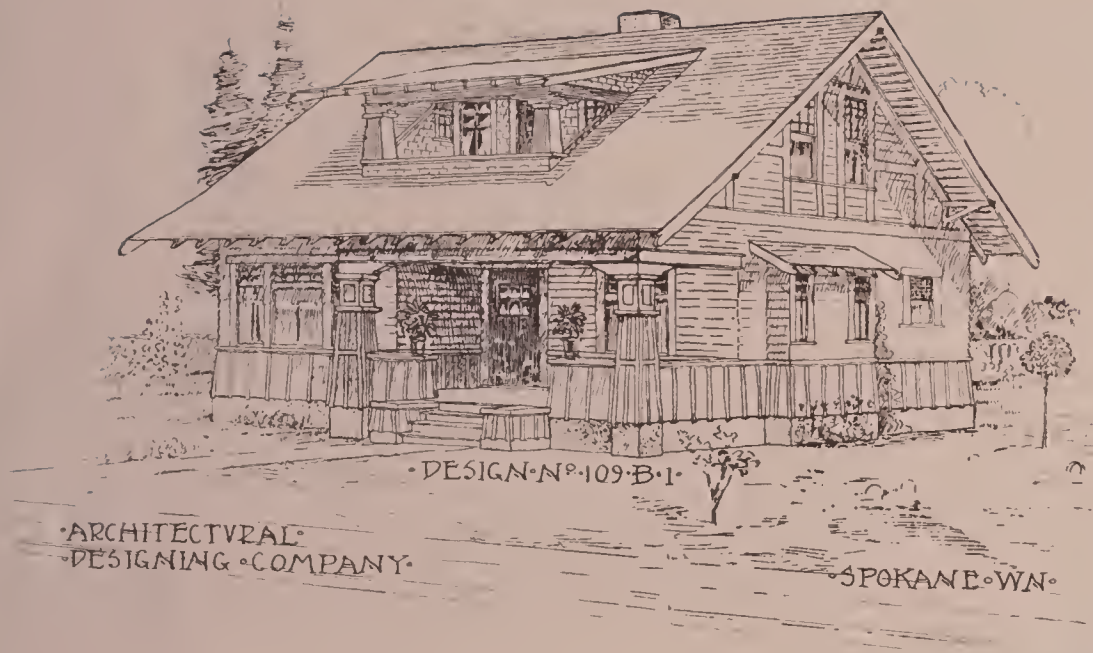

FIRST FLOOR PLAN

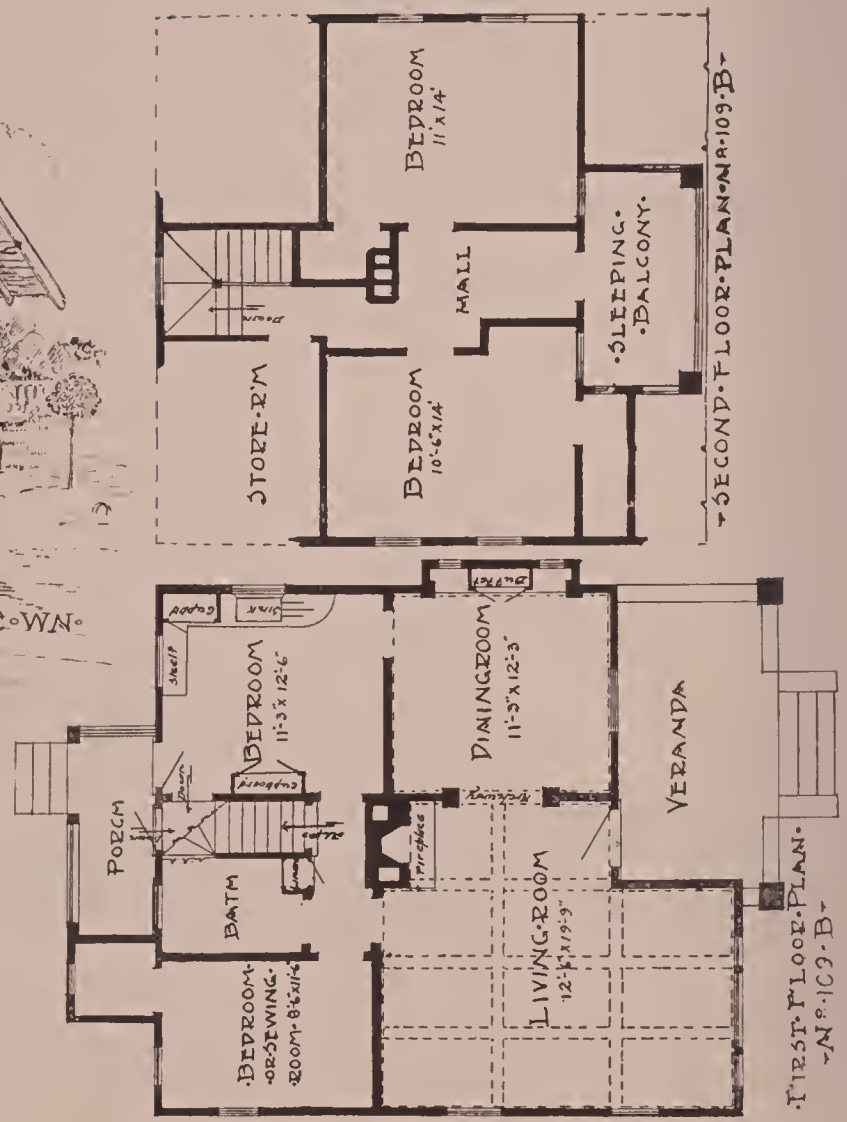



SECOND FLOOR PLAN No 112-B

Cost complete including hot air heating $1,800.00 to $2,200.00.

Complete plans and specificatians, either as shown or reversed, including all necessary details $15.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.



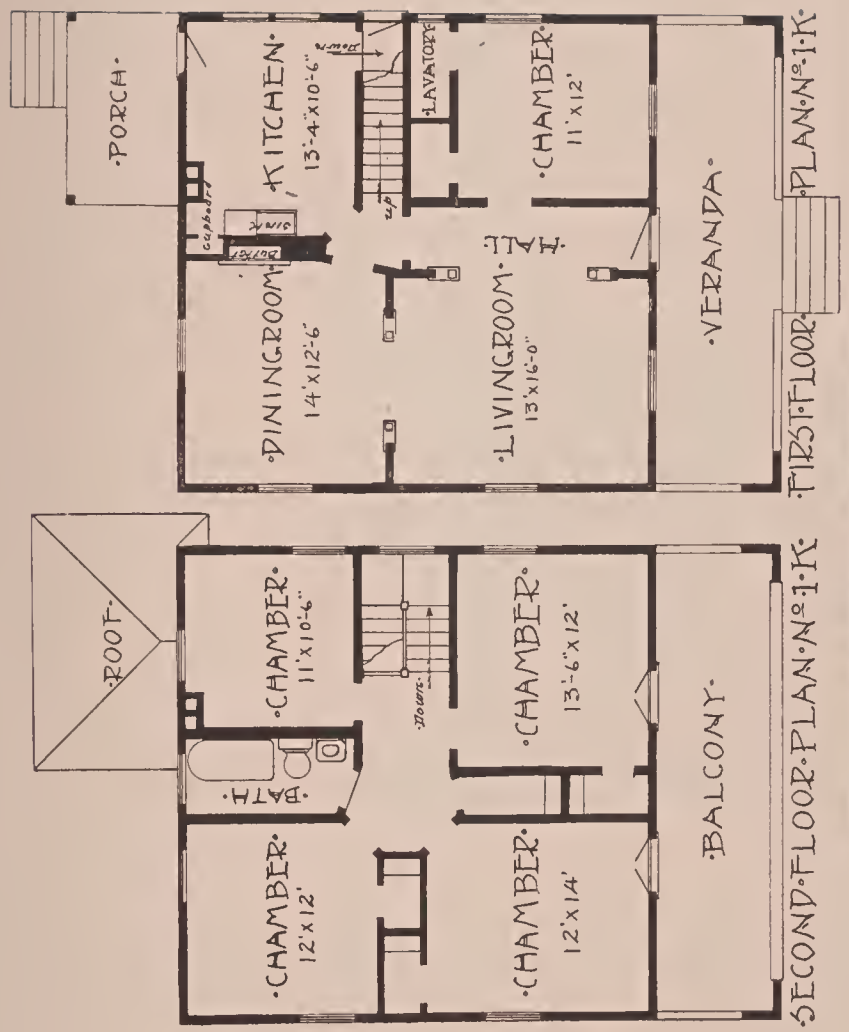

**Design Number 109-B-1**

The plans will be found very complete; the sleeping balcony on the second floor being one of the desirable features of this arrangement. The plans provide for a full basement.

Size of this plan exclusive of the porch projections is 30 ft.x33 ft.

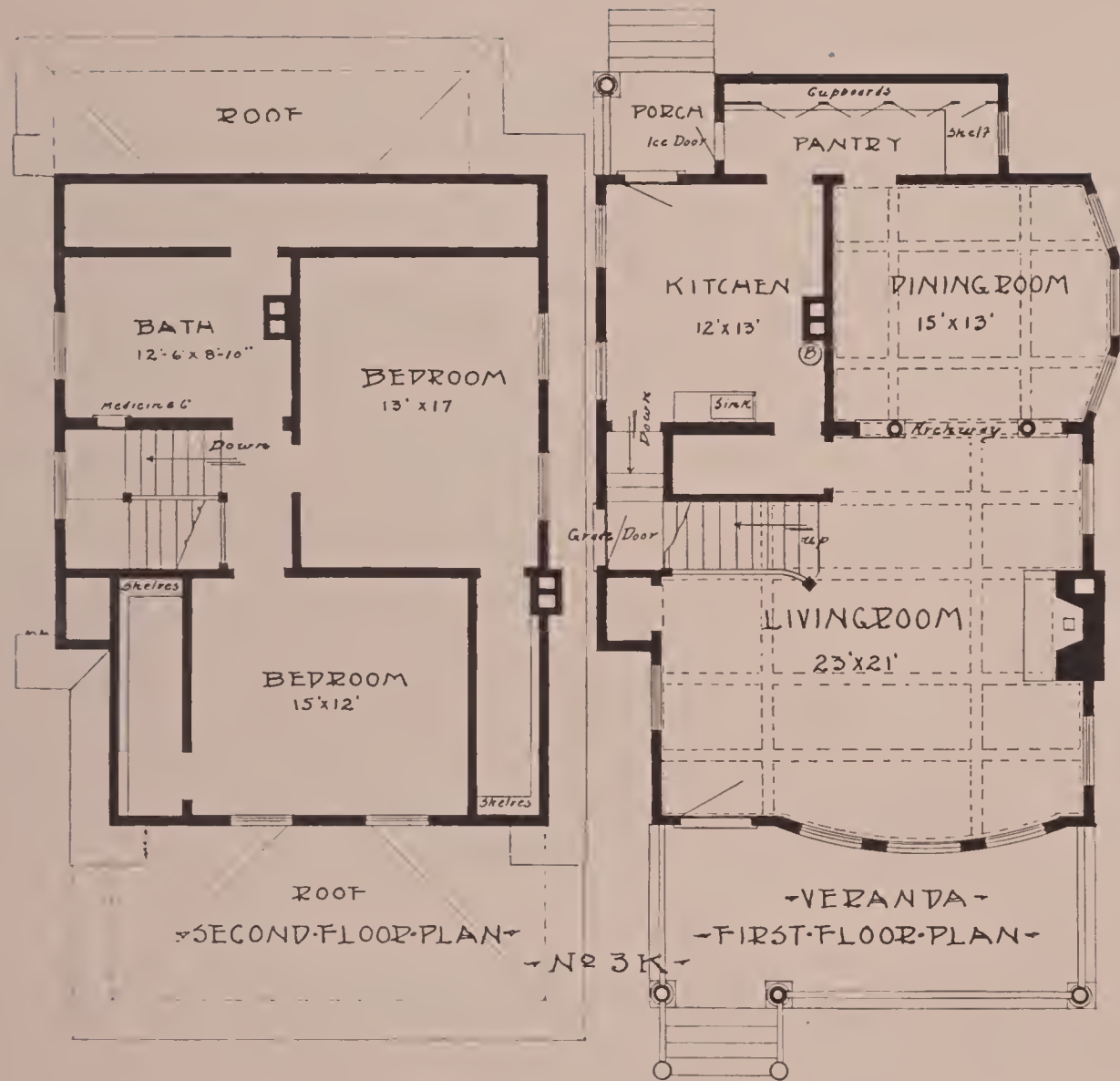
Cost complete including hot air heating $2,200.00 to $2,800.00.

Complete plans and specifications, including all necessary details, plans either as shown or reversed $15.00. Extra set of blue prints and specifications, material list and blank contract $5.00 additional.



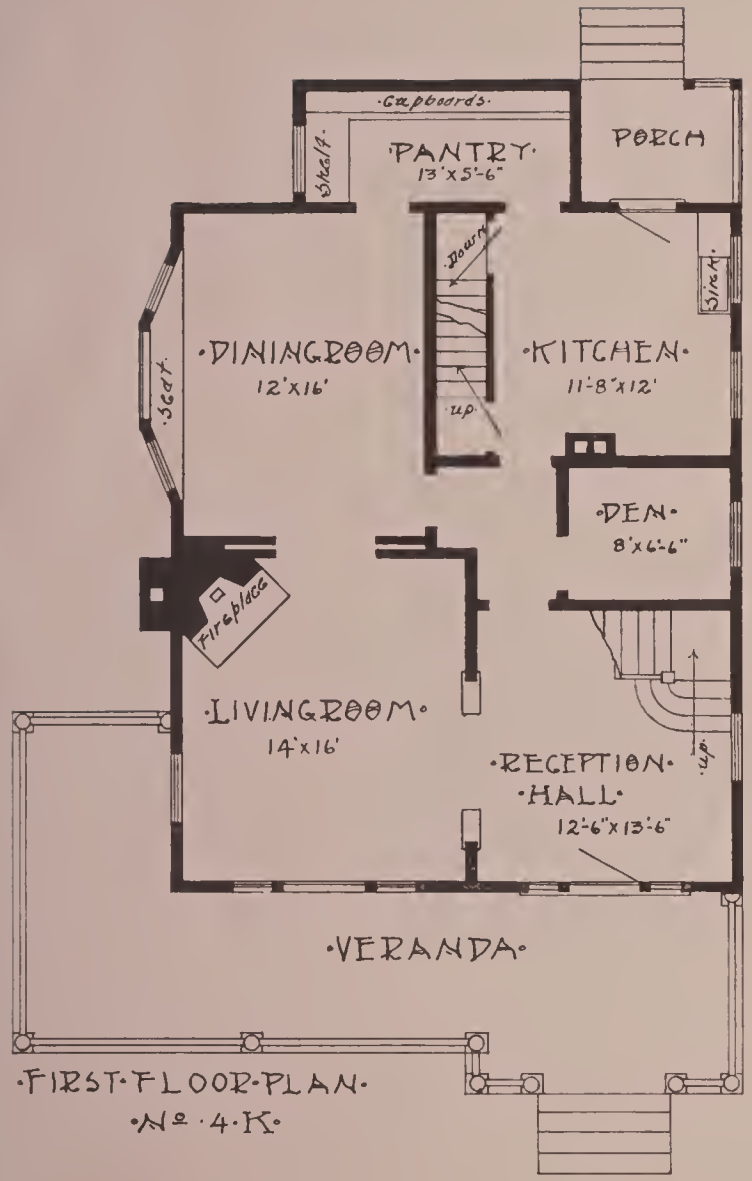
**Design Number 1-K**

A well finished house, 30 ft.x38 ft. including front veranda and balcony. It has been built at a cost of $2,600.00 to $2,800.00 complete as shown and including hot air heating.

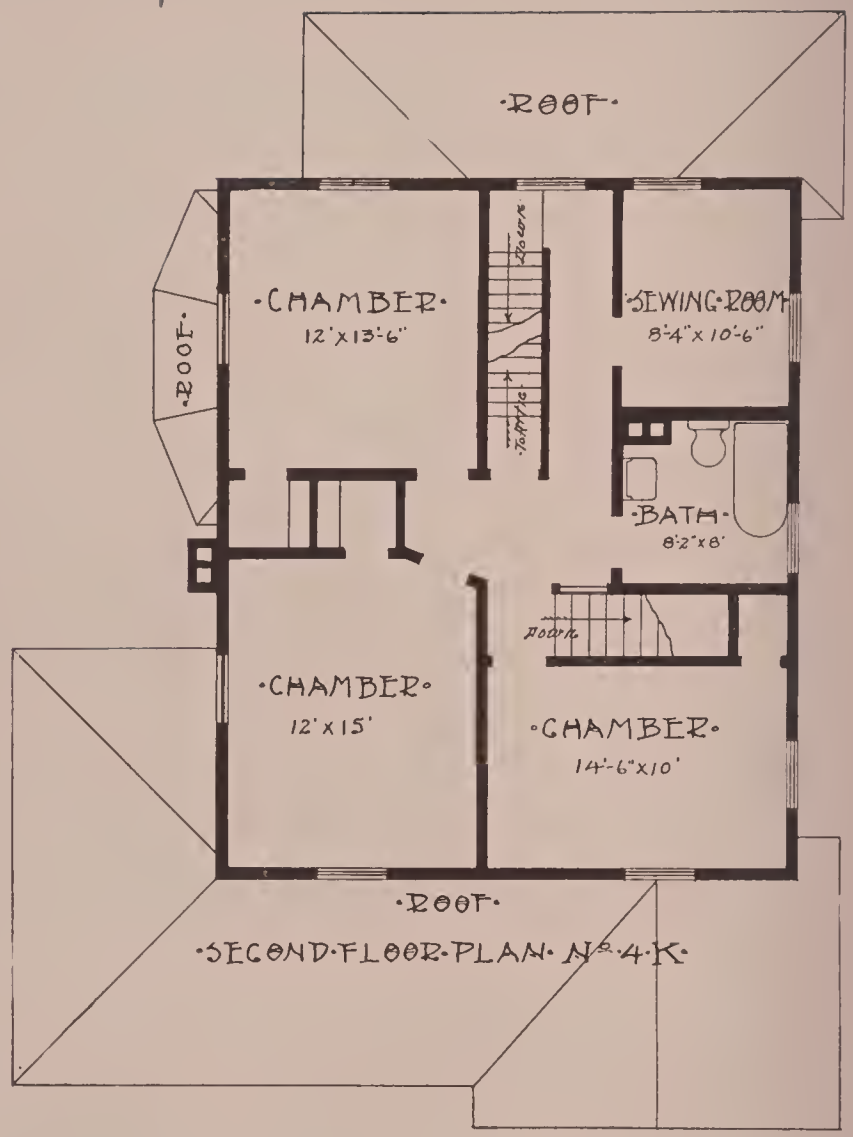

ROOF
BATH
12'-6 x 8'-10"
Medicine C.
Down
BEDROOM
13' x 17
Shelves
BEDROOM
15'x12'
Shelves
ROOF
-SECOND-FLOOR-PLAN-
PORCH
Ice Door
Cupboards
PANTRY
Shelf
KITCHEN
12'x13'
B
DINING ROOM
15'x13'
Sink
Down
Archway
Grade Door
Up
LIVING ROOM
23'x21'
-VERANDA-
-FIRST-FLOOR-PLAN-
-No 3K-

**Design Number 3-K**

A beautifully finished house with polished quartered oak floors, hot water heating and every modern convenience. Size 27 ft.x36 ft., not including porches, pantry or bay window. Costs to build $3,800.00 to $4,200.00. See pages 92 and 93 for interior views.




FIRST FLOOR PLAN
No. 4 K



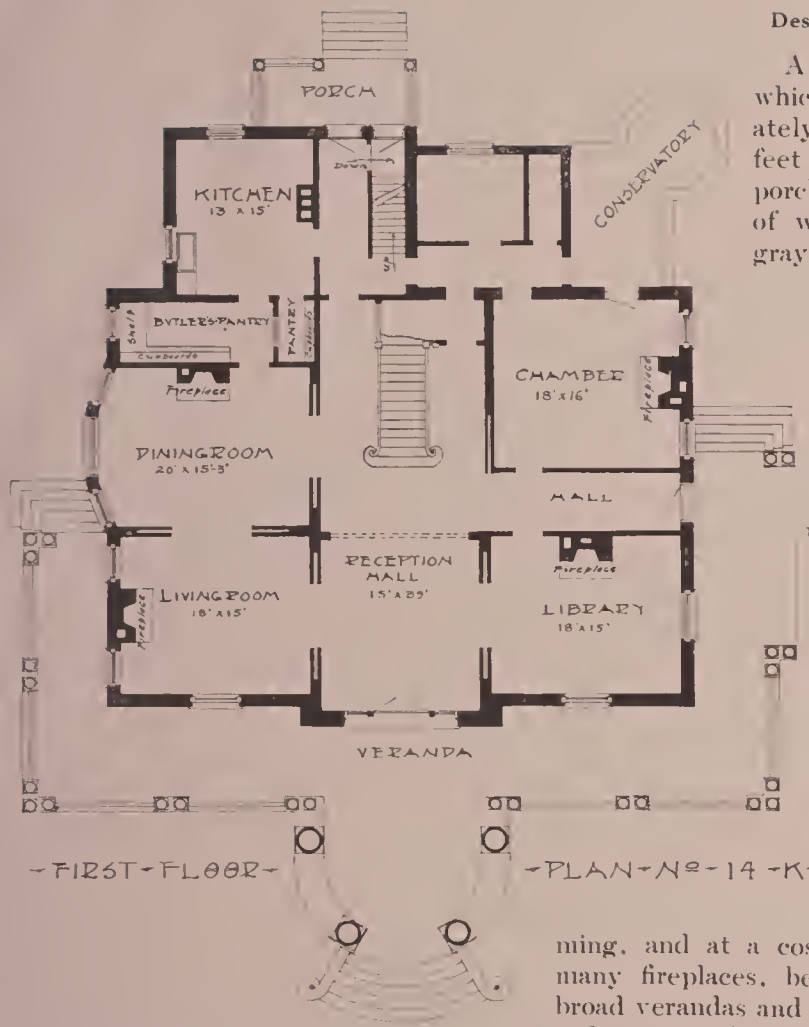

SECOND FLOOR PLAN No. 4 K

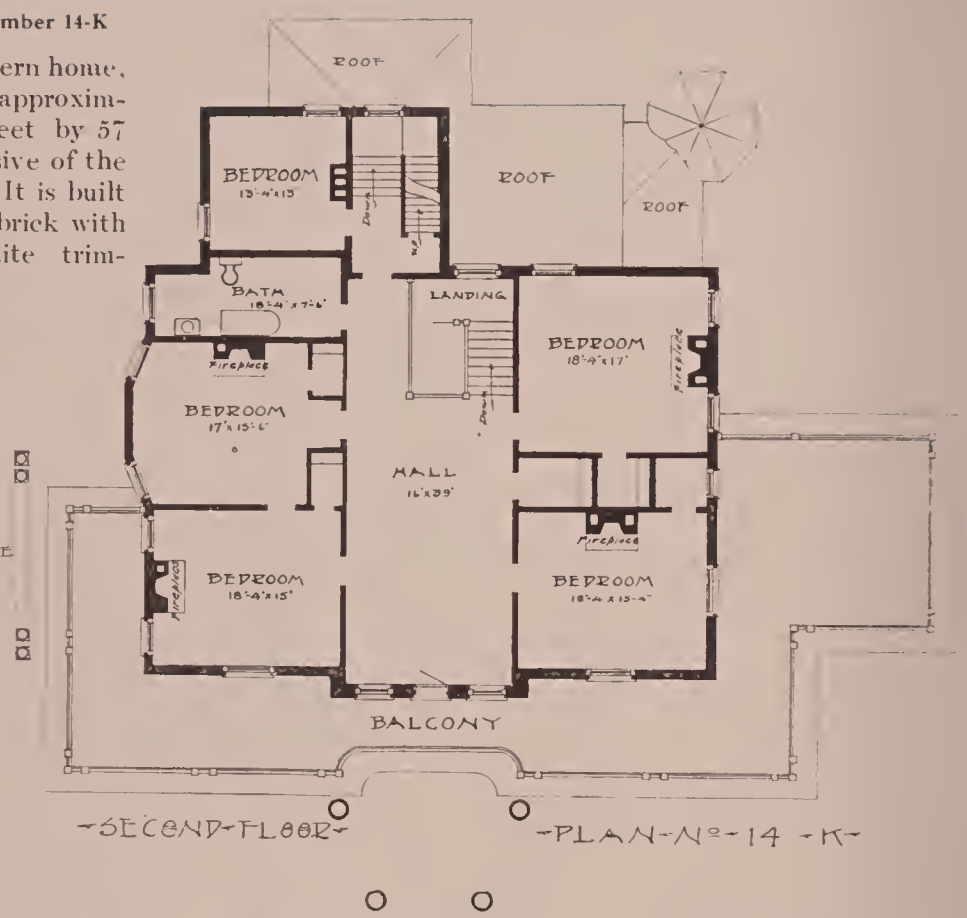
**Design Number 4-K**

A pleasing and convenient home which has been built at a cost of from $3,100.00 to $3,250.00, including electric lights and hot air heating. Size 28 ft.x34 ft. exclusive of porches and pantry. Price of one set of plans and specifications $20.00, including all necessary details. Two sets with contract blanks and list of materials $25.00.

**Design Number 14-K**

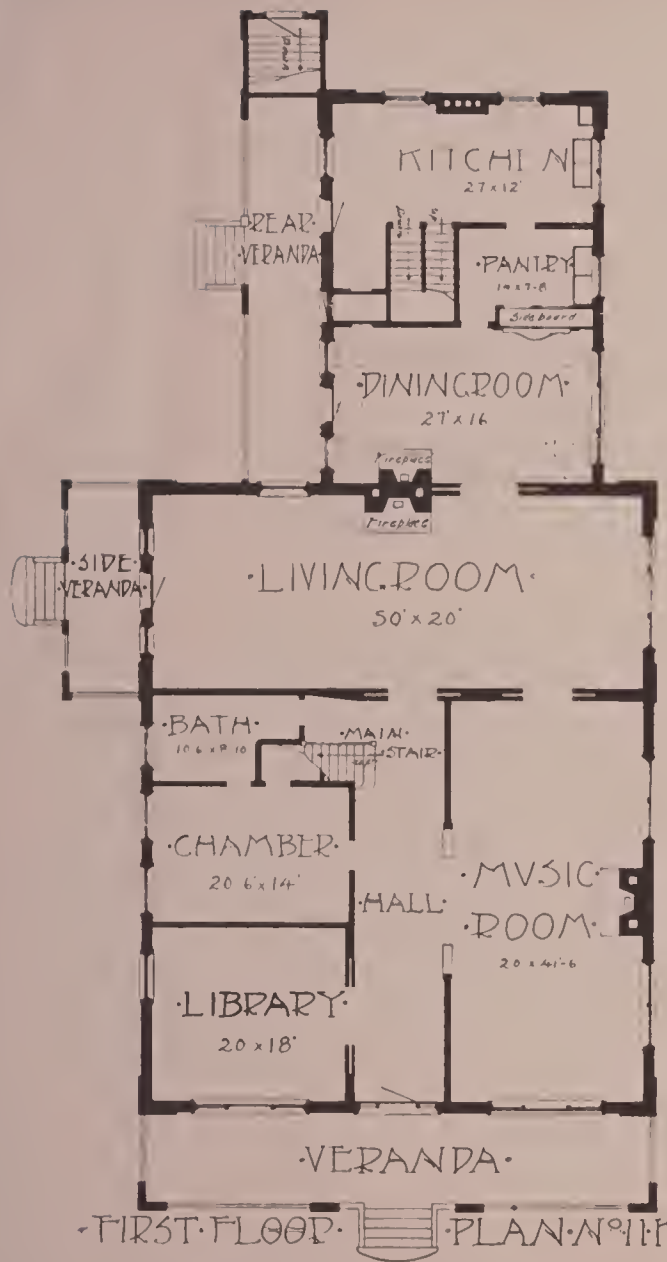
A Southern home, which is approximately 56 feet by 57 feet exclusive of the porches. It is built of white brick with gray granite trim-



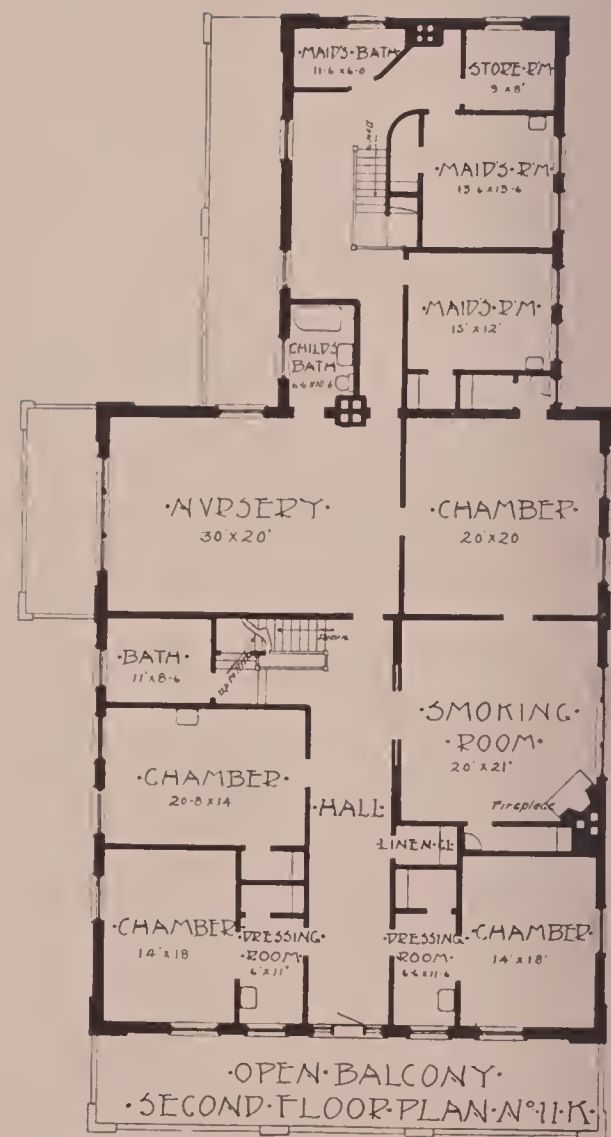




ming, and at a cost of from $28,000.00 to $35,000.00. With its broad halls, spacious rooms, many fireplaces, beautiful conservatory, bathrooms on first and second floors, porte-cochere and broad verandas and balconies, it constitutes a most attractive home. It is finished in white enamel and quartered white oak with oak floors throughout and is heated with hot water heat using low radiators. An ideal home, combining both elegance and convenience. Information as to cost of plans, etc., given upon application.

Design Number 14-K




FIRST FLOOR PLAN No. 11-K

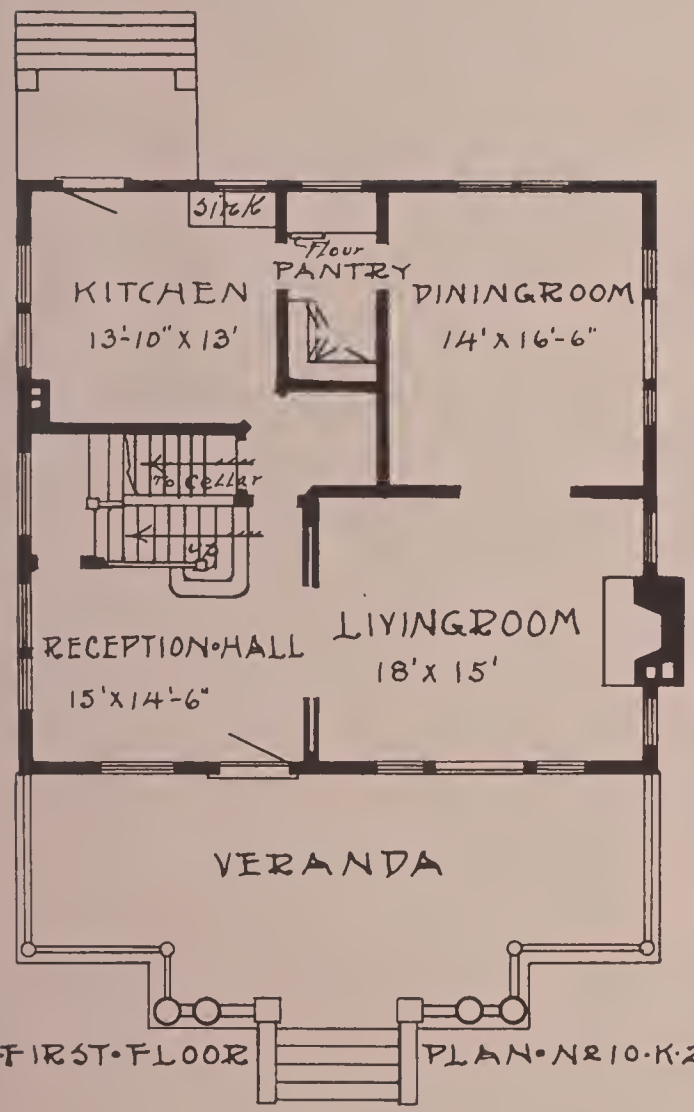



SECOND FLOOR PLAN No. 11-K

**Design Number 11-K**

A commodious house of the Mission type. Construction is fireproof throughout and is built of reinforced concrete and steel, with stucco exterior, tile roof, iron balustrades ornamenting the porches and with plate glass throughout. The interior finish is in polished hardwoods. The house is heated with hot water heat and contains a large and finely finished billiard room on the third floor and bowling alley in the basement.

A fuller detailed description, together with price of plans and estimates of cost of construction will be given upon application.



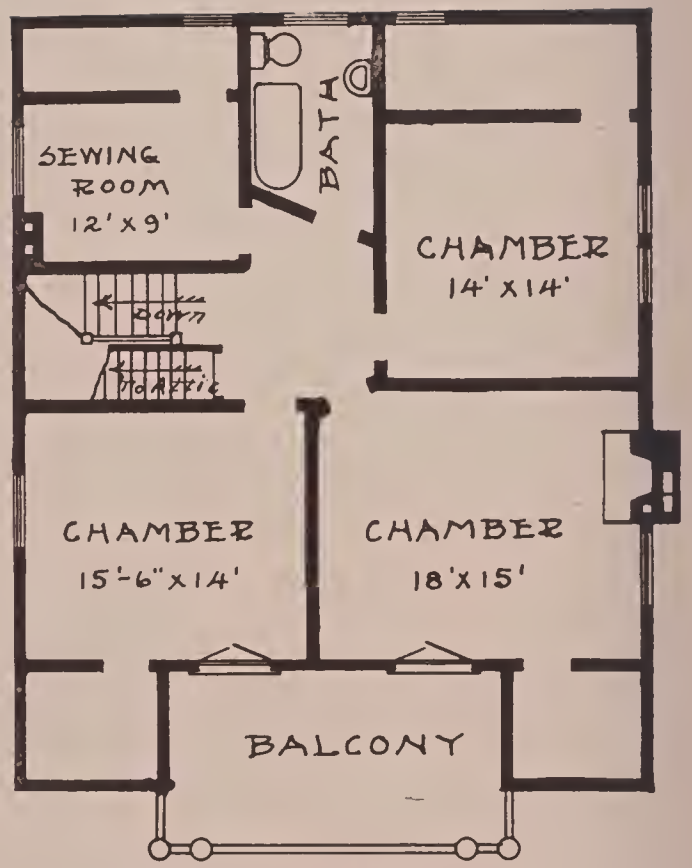

·FIRST·FLOOR PLAN·Nº10·K·2·

**Design Number 10--K-2**

A Colonial house, which is 35 feet wide and 47 feet from front of veranda to rear of house. This is an especially attractive home, a pleasant feature of which is the large balcony on the second floor, opening to the two front sleeping chambers with French windows. There is a separate lavatory and toilet room on the first floor under the staircase platform.

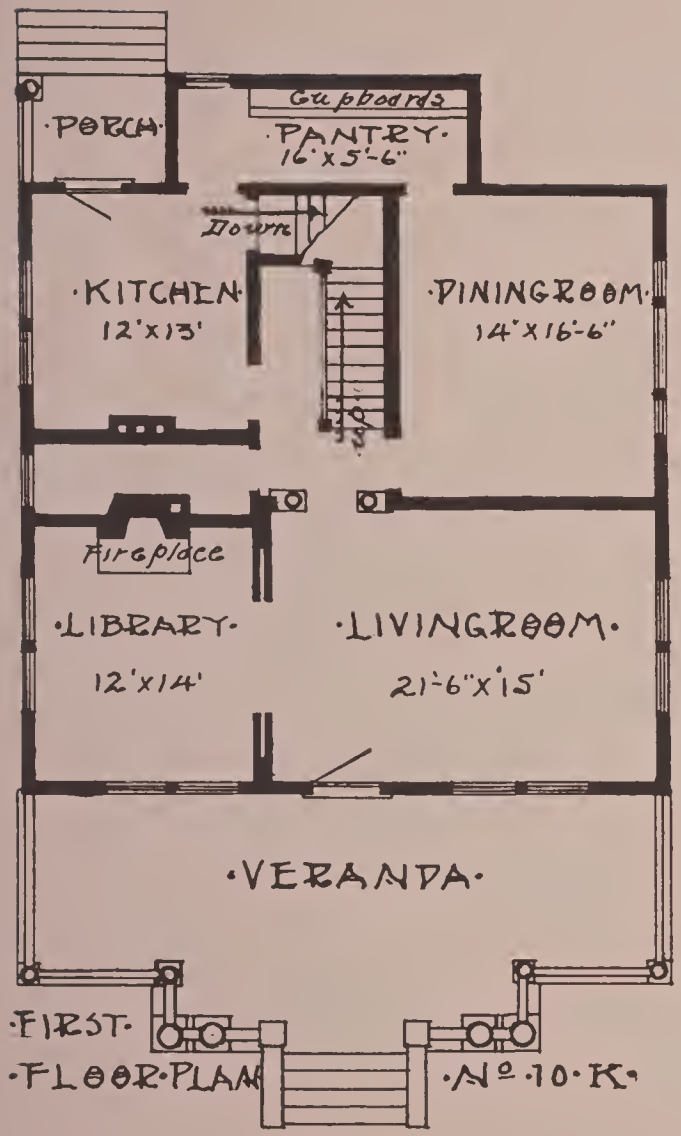
This house can be built for $4,750.00 to $5,500.00.

Price of one set of plans and specifications including details $40. Price of two sets with contract blanks and list of materials $50.00.



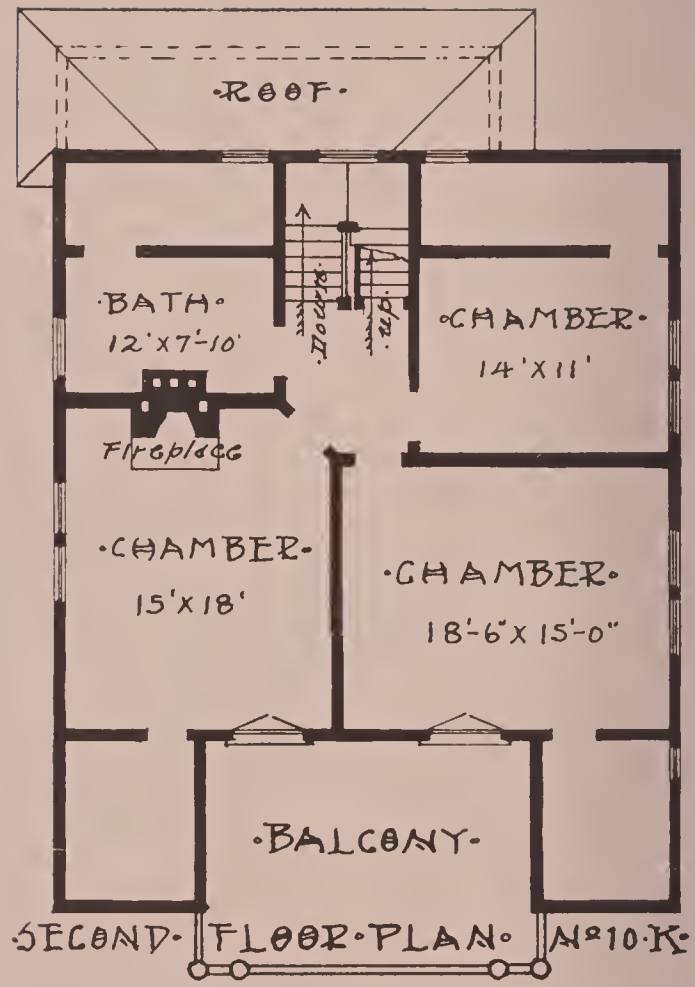

·SECOND·FLOOR·PLAN·Nº10·K·2·

DESIGN - No 10 - K 2
ARCHITECTURAL - DESIGNING - COMPANY
SPOKANE - WASH




**Plan Number 10-K**

Another floor plan which can be used with the exterior shown, in Design Number 10-K-2 on the preceeding page, with the difference shown in the placing of chimneys and fireplaces.



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**Seventy-five Thousand Dollars**

and is therefore authorized to issue

Guaranteed Certificates of Title,

Policies of Title Insurance

and other forms of guaranty and insurance, in accordance with Article V of the Insurance Code of the State of Washington Effective June 8, 1911.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in the city of Olympia, County of Thurston, State of Washington this Twelfth day of September, A. D. 1911.

J. E. Schively

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# INTERIORS

**Design Number 160-B**

The interior here shown is typical of the modern bungalow home. It is designed for convenience and service. The heavy beams are suggestive of the Mission style. The wide Dutch fireplace is of brick. One-panel doors are used throughout, thus carrying out the effect of simplicity and durability. The walls are paneled to the height of the plate rail with tapestry burlap. This may be varied if desired by the use of leather panels or the many other suitable materials manufactured for that purpose. By the use of the lighting fixtures in the beams a uniform and subdued lighting effect is obtained. The wide seats in the inglenook are suggestive of real home comfort.

For plans see page 46.

**Design Number 160-B**

Another view of the livingroom is here shown. The long window seat is a feature that is not amiss in any home and is particularly suitable in a bungalow of this type. The design and selection of the furnishings for a home of this nature should be given the most careful thought and if possible this matter should be placed in the hands of experienced artists. Where desired we will make special designs of appropriate furniture in harmony with the interior design of the home and at a slight additional cost. Mention of this work will be found in our foreword.

For plans see page 46.

Design Number 160-B

Showing the archway between the livingroom and diningroom. In the pedestals are placed bookcases with doors in leaded colored glass to match the stenciled design. A glimpse of the buffet in the dining room is also shown. The leaded glass design is carried out as well in the doors of the buffet. The diningroom ceilings are also beamed.

For plans see page 46.

Design Number 160-B

Design Number 160-B

Showing the modern sanitary kitchen, so designed as to make necessary the fewest possible steps for the housewife. Ample cupboard space is afforded as well as breadboard, flour bins and the usual accessories of the ideal kitchen. It has been our aim to plan all kitchens for the designs shown in this book, with the above standard in view: namely the acme of utility and convenience.

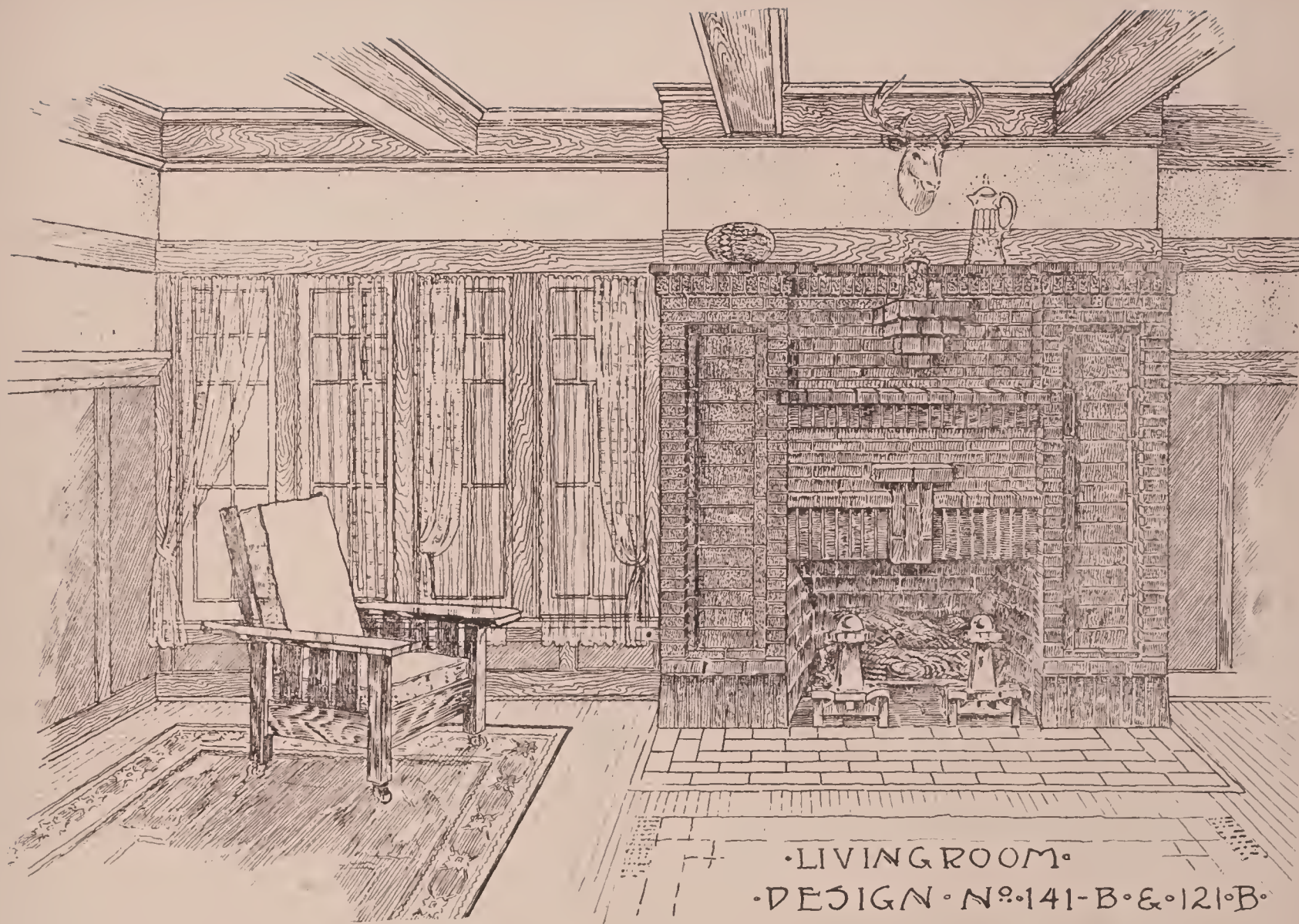
For plans see page 46.

Design Numer 160-B

Here is given a glimpse of the owner's bedroom showing the casement windows with window seat and cedar lined chest below. Attention is called also to the placing of the reading lamp.

For plans see page 46.

Design Number 160-B

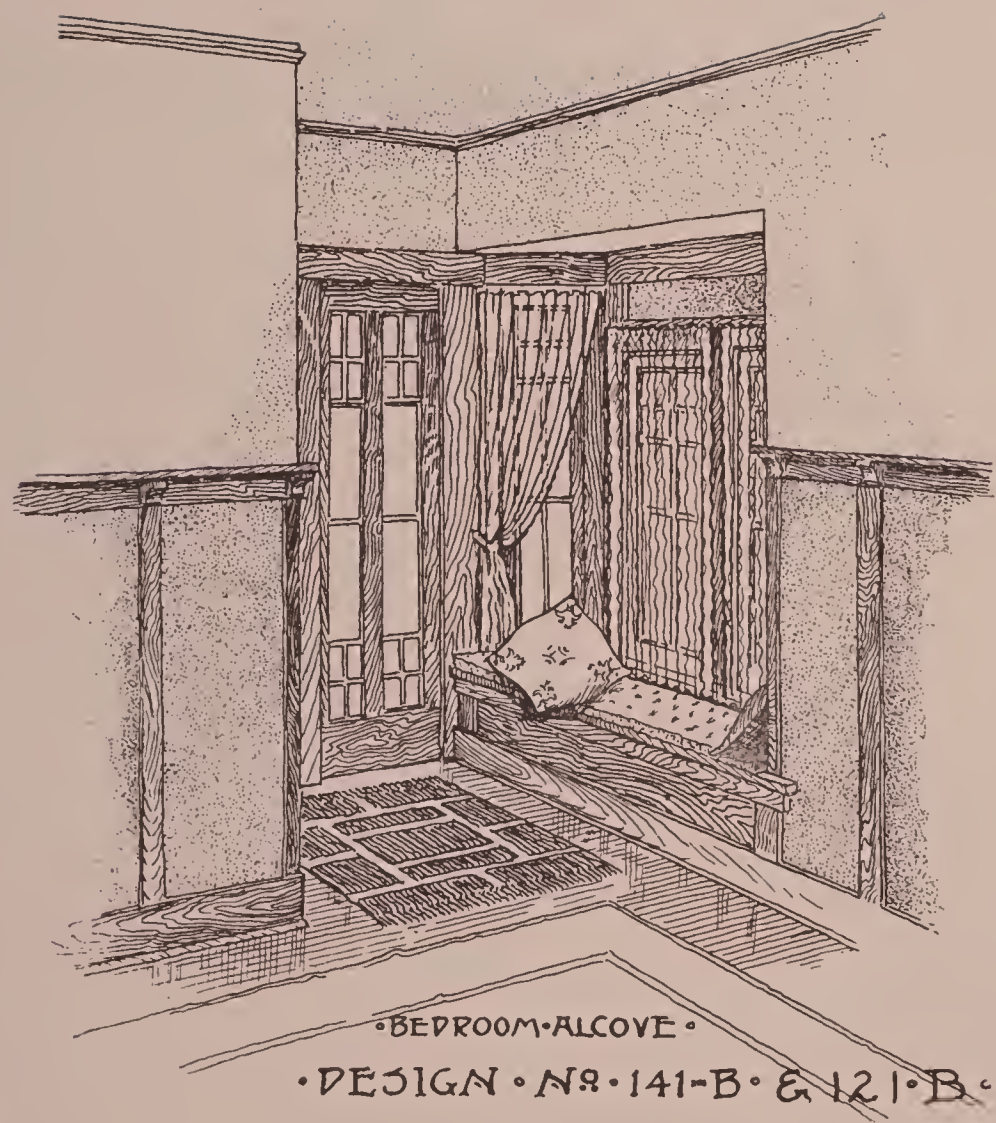


·LIVINGROOM·
·DESIGN·No·141-B·&·121·B·

**Design Number 141-B and 121-B**

The livingroom and fireplace shown on page 83 are given both in Design Number 141-B and 121-B. The fireplace is of rough texture brick. The walls are paneled in leather to the height of the plate rail. In place of the leather paneling burlap or other suitable material may be used as desired.

For plans see pages 28 and 30.




**Design Number 141-B and 121-B**

Showing the alcove and built-in window seat in the owner's bedroom. This interior is designed for both the above plans. A light picture rail is carried around this room with plaster panels below. The sash door shown affords access to the veranda.

For plans see pages 28 and 30.

**Design Number 141-B and 121-B**

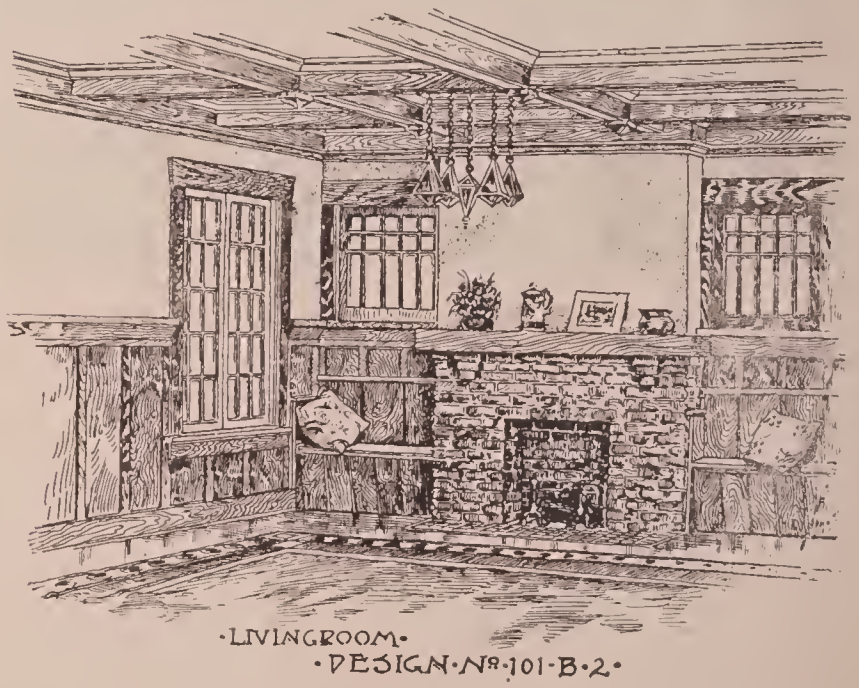
A very unique buffet is here shown. The upper shelf is suspended from heavy bronze chains with the long mirror placed beneath. The central upper sash is of colored glass design, set in copper in place of the usual lead. One panel doors are used throughout in this plan. The diningroom is paneled in wood with plate rail above.

The archway joining the livingroom and diningroom is of unusual type. Bookcases with doors of colored glass set in copper are placed in the pedestals and above are electric pedestal lamps of old copper. For plans see pages 28 and 30.

---

**Design Number 101-B-2**

Showing a corner of the livingroom with fireplace and seats. The walls are paneled in wood and the ceilings beamed. An appropriate design for electric fixtures is suggested. For plans, page 52.



Design Number 101-B

Showing a cozy and attractive livingroom with wood paneled walls and beamed ceilings. The fireplace is of clinker brick with wide wood mantel shelf.

For plans see page 52.

Design Number 101-B

The diningroom is paneled in wood with wide plate rail above. The ceilings are beamed with heavy square beams with light outlets placed at the cross beams. In the foreground is shown the archway separating the livingroom and diningroom. Opening to the livingroom are bookcases with doors of leaded glass. Built into the diningroom is a model buffet with long beveled plate mirror and heavy pilaster columns on either side.

For plans see page 52.

Design Number 101-B

**Design Number 106-B**

An endless variety may be had in the design of stone fireplaces. In this instance the effect desired is permanence and durability. The lines are simple yet suggestive of strength. The choice of material used may be governed by the locality. The fireplace shown is of sandstone. Manufactured stone or properly made concrete blocks may also be used.

For plans see page 43.

**Design Number 106-B**

**Design Number 114-B**

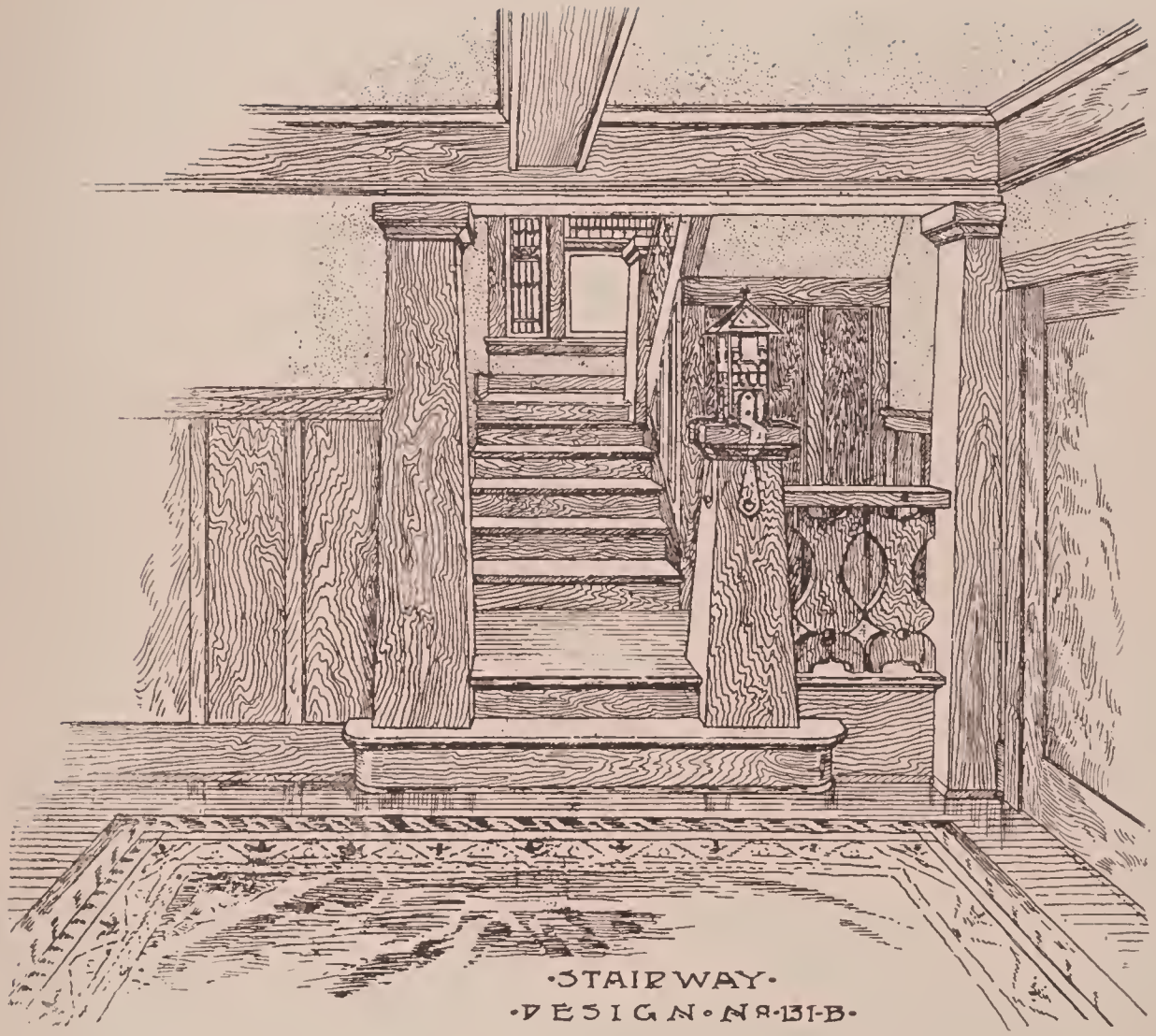
An attractive fireplace of cut stone with heavy wood mantel shelf. The material used in the cut shown herewith is sandstone but other materials may be substituted as desired. The light stone is in pleasing contrast with the dark toned woods used in interior finishing.

For plans see page 20.

**Design Number 131-B**

A novel effect is obtained by the use of the massive columns supporting the archway. The diningroom is paneled in leather below a heavy plate rail. The doors of the buffet are of opalescent glass set in copper. One panel doors are used in the livingroom and diningroom. The kitchen is entered through the arched opening of the buffet.

For plans see page 54.




**Design Number 131-B**

Showing a corner of the living-room and the open stairway. On the upper stair landing are "opalescent glass" windows. A suggestion for a newel lamp in old copper is shown. The livingroom walls are paneled in wood.

For plans see page 54.

**Design Number 105-B**

The wide stone fireplace surmounted with the Gothic niche and clock offers a pleasing novelty for those seeking the unusual. The fireplace is of cut sandstone. Other material may be used if desired. The bookcases are shown as placed between the supporting columns of the archway.

For plans see page 33.

**Design Number 101-B-3**

This fireplace is of white sandstone and affords a variety from the usual brick fireplace. The long bevel plate mirror above the heavy stone mantel shelf is a novel feature of this livingroom.

For plans see page 52.

**Design Number 101-B-3**

**Design Number 105-B**

A much admired buffet design which is simple and in harmony with the other interior treatment of this home. The glass doors and mirror are of highly polished bevel plate. The diningroom walls are paneled to the height of the plate rail as shown and the ceilings are beamed.

For plans see page 33.

**Design Number 3-K**

Showing interior views of the livingroom and diningroom For plans see page 64.

Design Number 3-K

Showing the spacious and well arranged bath.

For plans see page 64.

Design Number 3-K

Design Number 3-K

Another view showing the livingroom, fireplace and open stairway.

For plans see page 64.

On this page we show a banking room, which is very suitable and convenient for the requirements of any except the larger banks.

We have selected this cut from among many others which show work from the finest and most expensive marble trimmed banking rooms to the plainest that is suitable to this purpose.

We shall be glad to take up the matter of designing interiors for banking rooms, public offices, mercantile or other purposes.

Design Number 123-B

Giving a closer view of the spacious veranda and showing in detail the brick piers and porch rail.

For plans see page 48.

Design Number 123-B

This cozy inglenook is one of the many attractive feautures of this plan. The fireplace is of special design and constructed of rock faced sand-lime brick. The cabinets on either side of the fireplace will be found a very convenient receptacle for books and magazines.

For plans see page 48.

Design Number 123-B

Design Number 123-B

Another view showing the fireplace and inglenook as well as the heavy supporting columns of the archway. The livingroom walls are paneled in wood and the ceilings beamed.

For plans see page 48.

Design Number 123-B

This gives a closer view of the unusual type of buffet shown in this plan. The doors above are of bevel plate while those below the main countershelf are of wood veneered panels. The diningroom is paneled in carved leather with wood battens and a heavy plate rail above.

For plans see page 48.

Design Number 123-B

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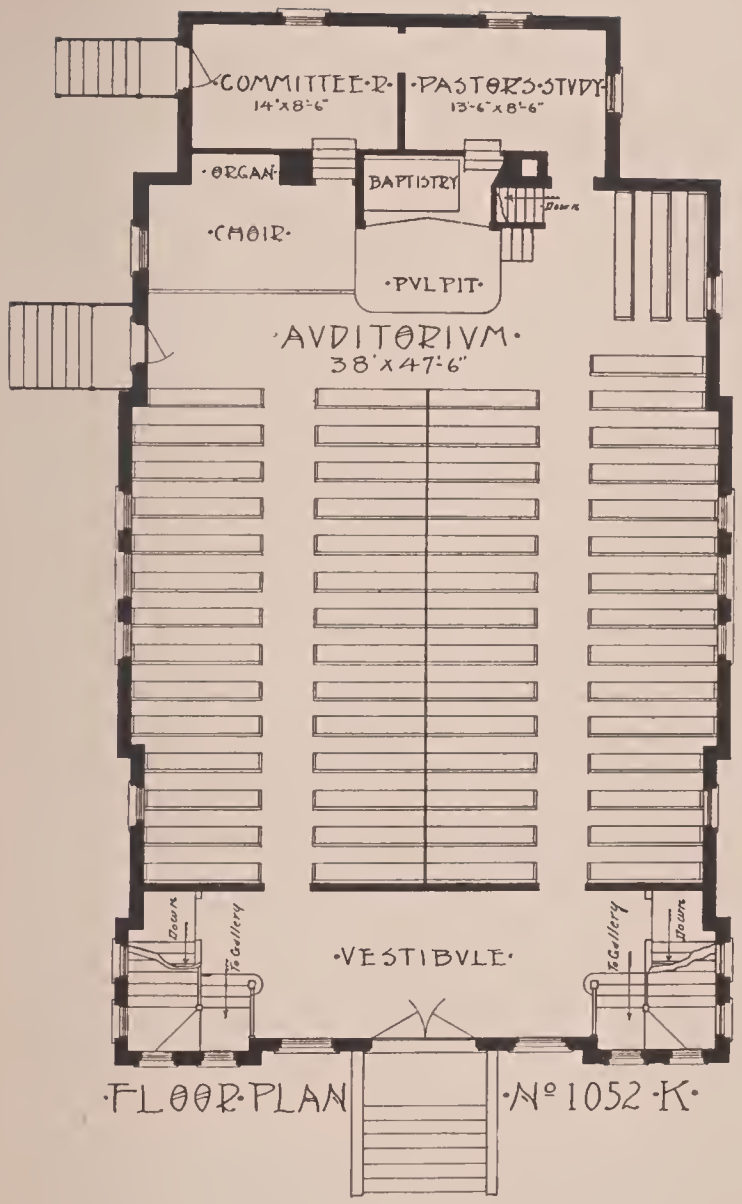
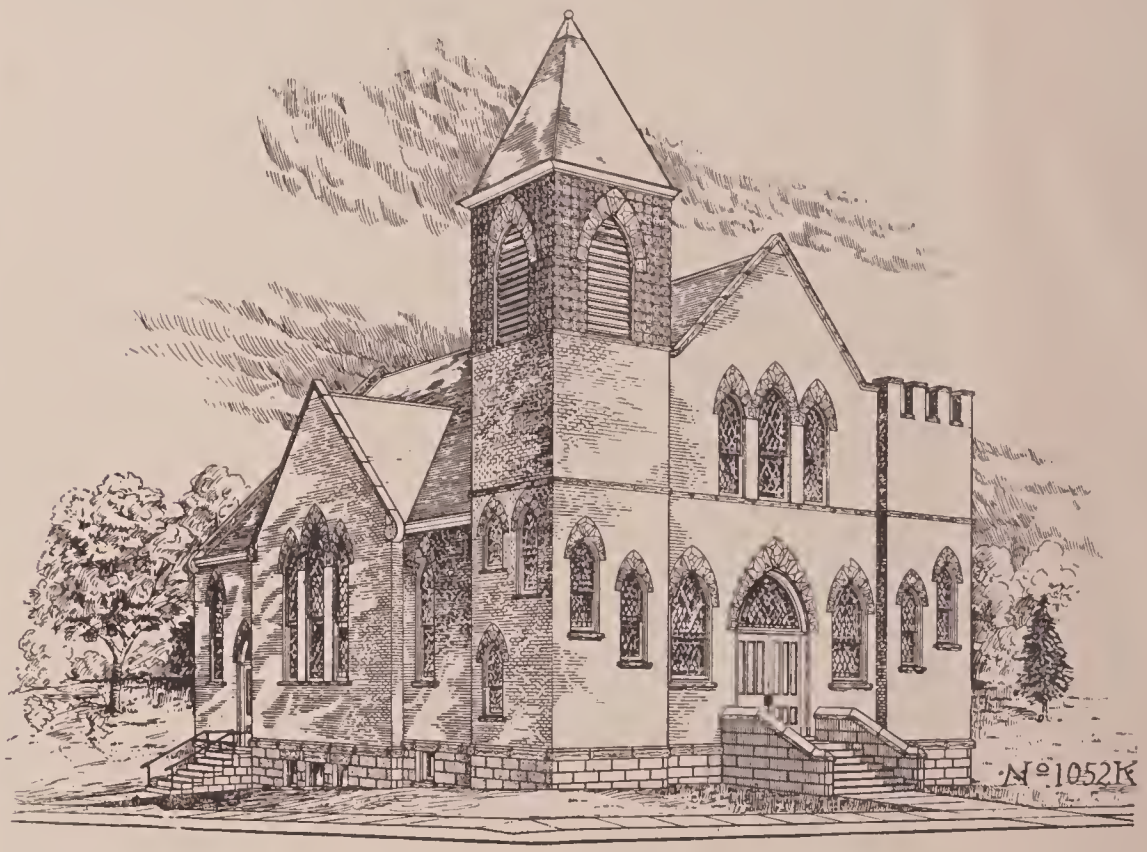
# MISCELLANEOUS BUILDINGS



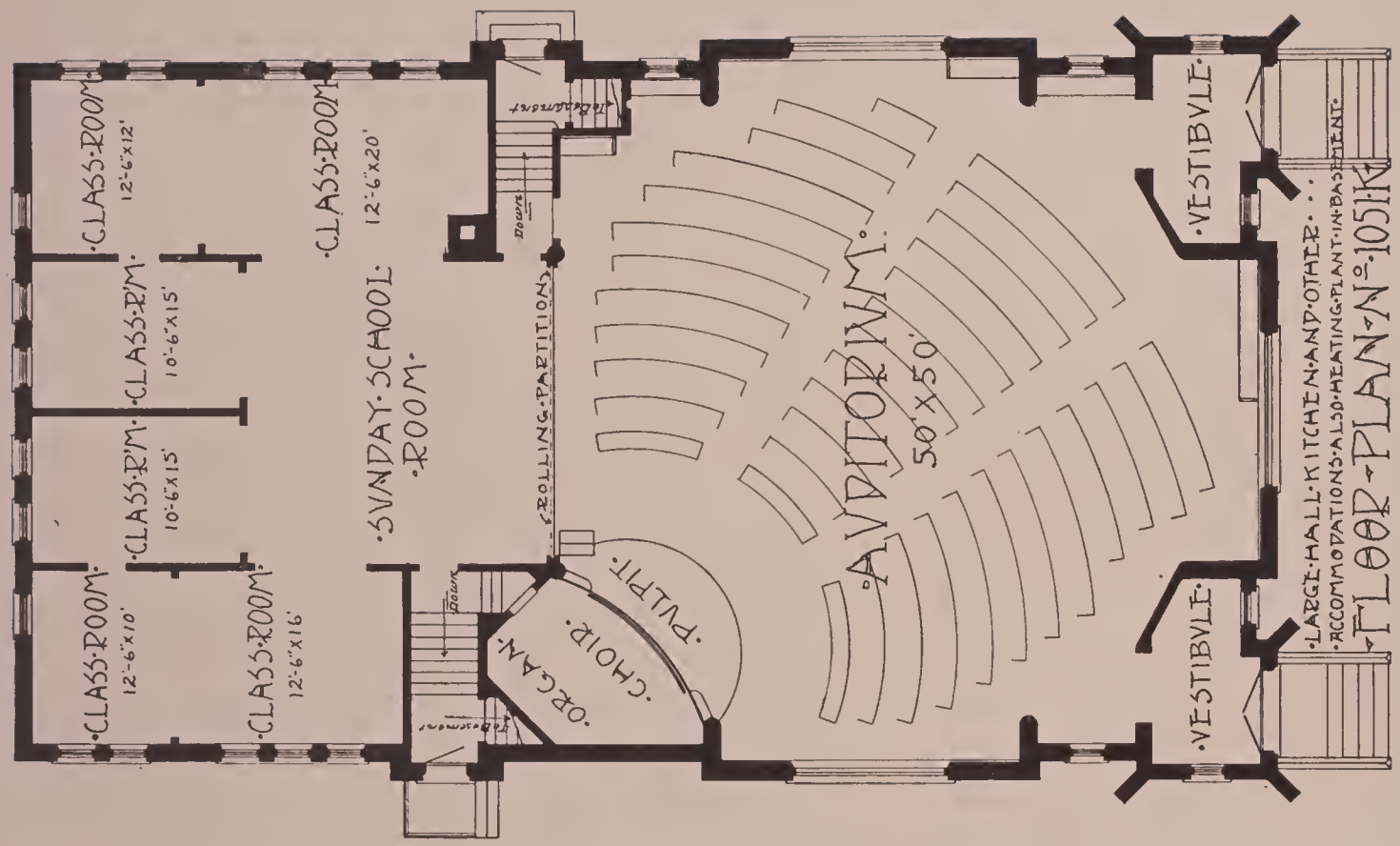




**Design Number 1052-K**

A well designed brick church with stone trimming. Built at a cost of $10,000.00.

It has a gallery over the vestibule and a large Sunday school room in basement. The seating section of the auditorium has sloping floor.

Price of two sets of plans and specifications with details $100.00.



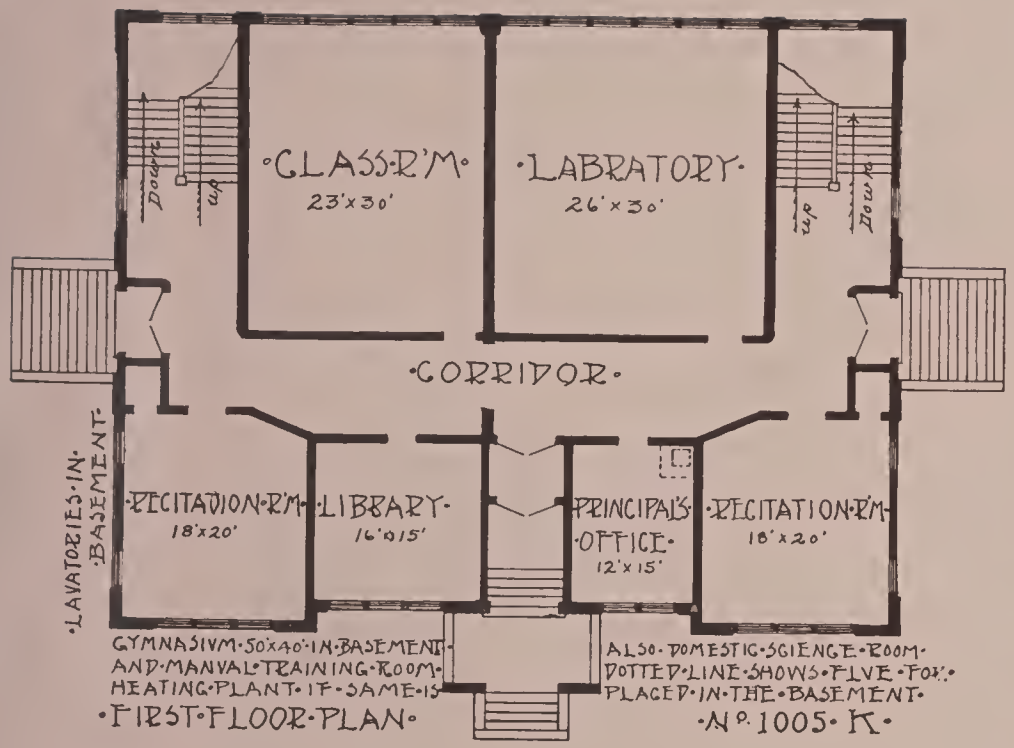

**Design Number 1051-K**

The First Presbyterian Church of Olympia, Washington. The walls are built of solid concrete with frame construction in the interior. The auditorium has bowled floor and the basement may be finished for any purpose desired.

Costs $16,000.00 to $20,000.00.

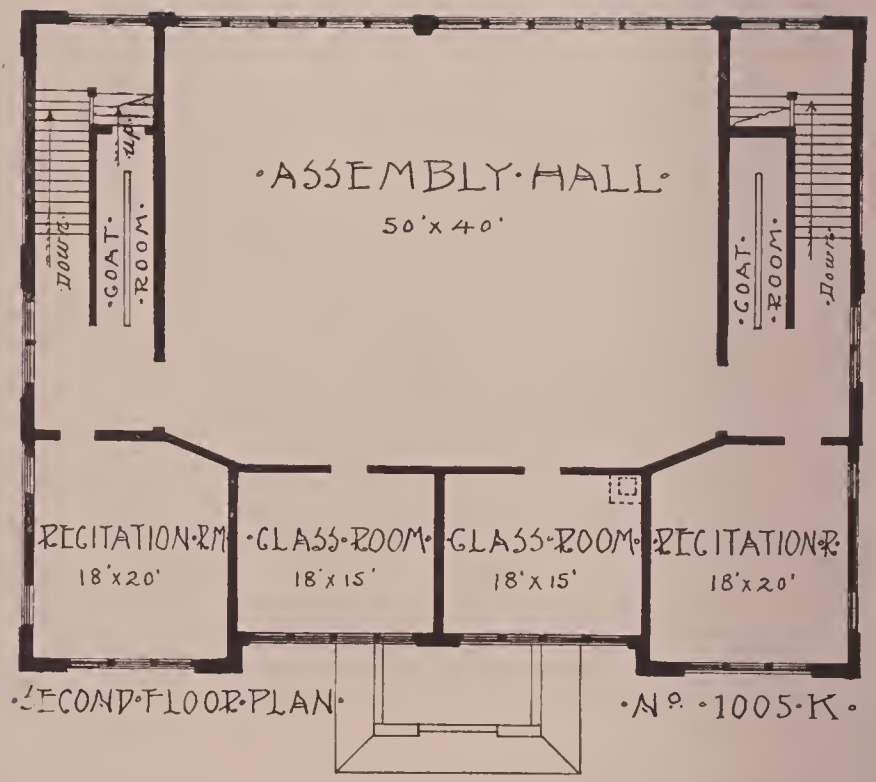
Further information and price of plans will be sent on application.

Design Number 1051-K




FIRST FLOOR PLAN

No. 1005 K



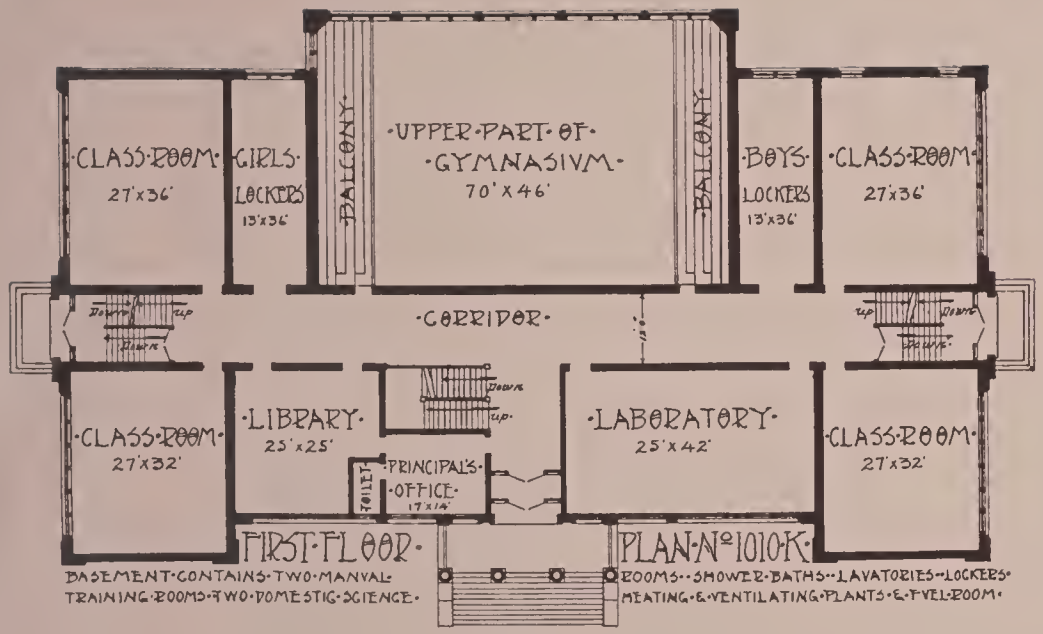

SECOND FLOOR PLAN

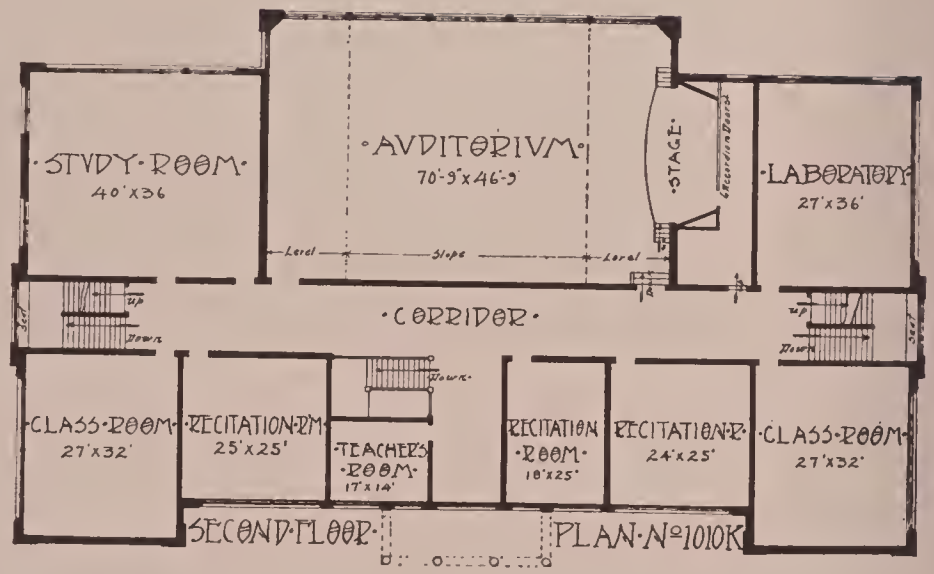
No. 1005 K

**Design Number 1005-K**

A high school building which can be constructed of brick at a cost of from $18,000.00 to $20,000.00, and which can be constructed of concrete for from $20,000.00 to $22,000.00. The exterior of this building is equally attractive when built of either of the two materials.

Price of two sets of plans and specifications, for brick construction, together with contract blanks $225.00. For concrete construction $250.00.

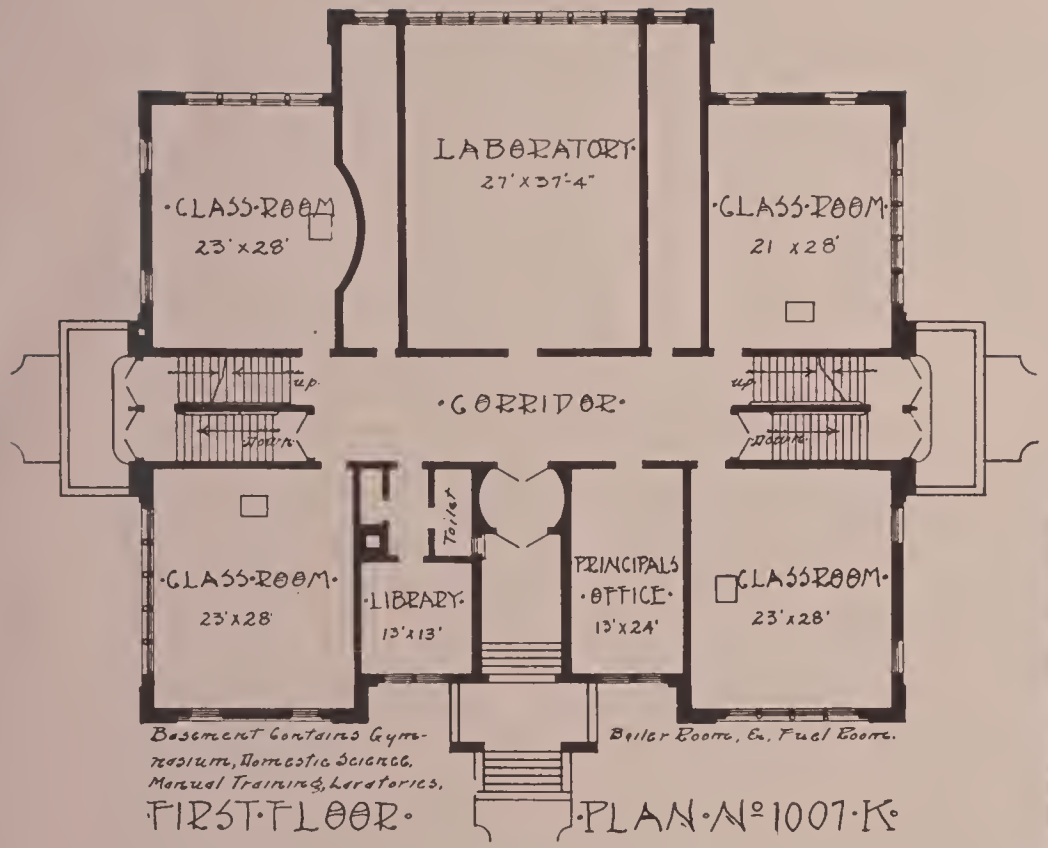

CLASS ROOM
27'x36'
GIRLS LOCKERS
13'x36'
BALCONY
UPPER PART OF GYMNASIUM
70'x46'
BALCONY
BOYS LOCKERS
13'x36'
CLASS ROOM
27'x36'
CORRIDOR
Down
Up
CLASS ROOM
27'x32'
LIBRARY
25'x25'
PRINCIPAL'S OFFICE
17'x14'
TOILET
LABORATORY
25'x42'
CLASS ROOM
27'x32'
FIRST FLOOR
PLAN No 1010 K
BASEMENT CONTAINS TWO MANUAL TRAINING ROOMS TWO DOMESTIC SCIENCE ROOMS SHOWER BATHS LAVATORIES LOCKERS HEATING & VENTILATING PLANTS & FUEL ROOM


STUDY ROOM
40'x36
AUDITORIUM
70'-9"x46'-9"
STAGE
LABORATORY
27'x36'
Level
Slope
Level
CORRIDOR
Up
Down
CLASS ROOM
27'x32'
RECITATION RM
25'x25'
TEACHER'S ROOM
17'x14'
RECITATION ROOM
18'x25'
RECITATION R
24'x25'
CLASS ROOM
27'x32'
SECOND FLOOR
PLAN No 1010 K

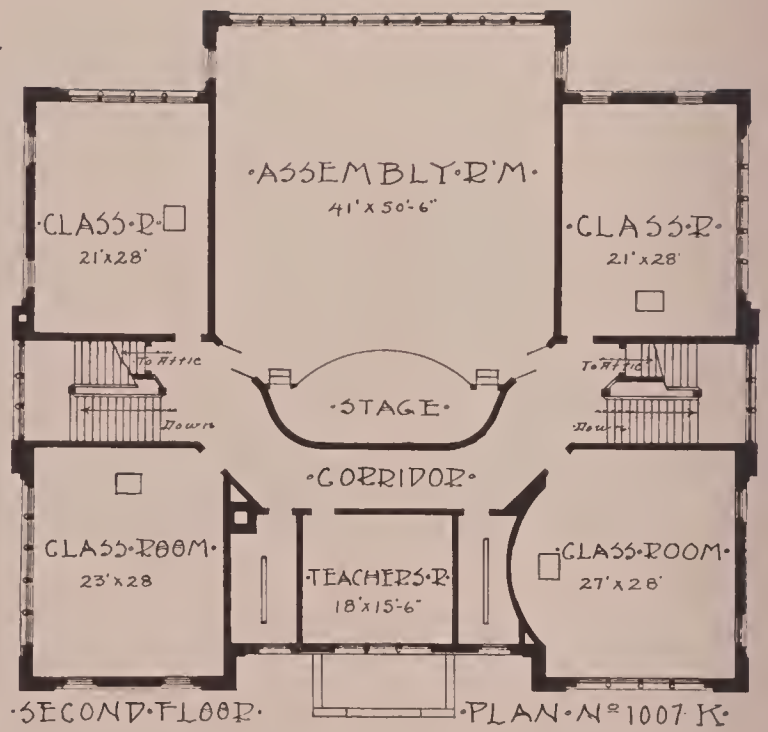
**Design Number 1010-K**

A high school building costing when constructed of brick $70,000.00 to $75,000.00. Cost constructed of concrete $80.000.00 to $90,000.00.

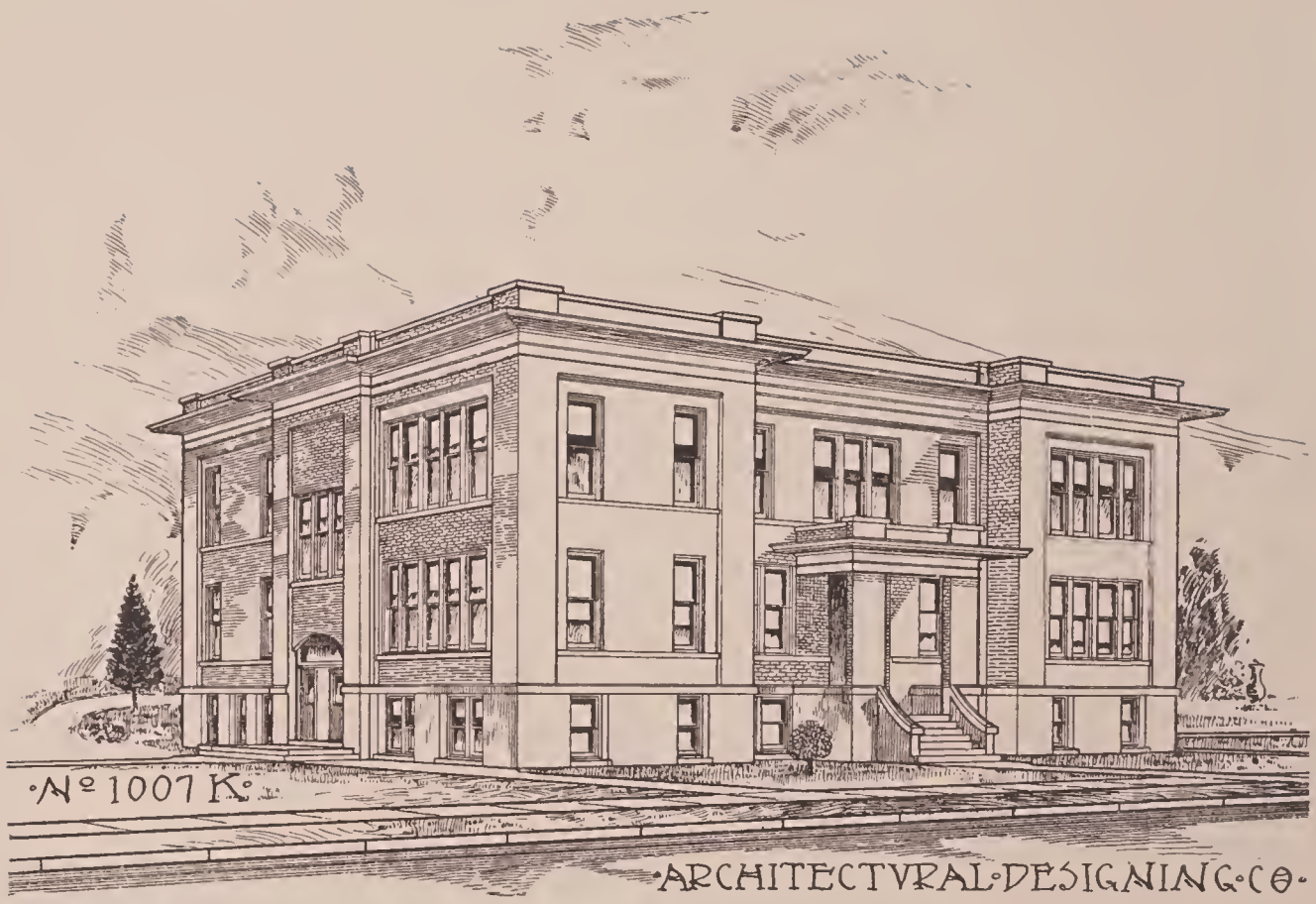
Price of three sets of plans and specifications for brick building $800.00. For concrete building $1,000.00.




FIRST FLOOR PLAN No 1007 K



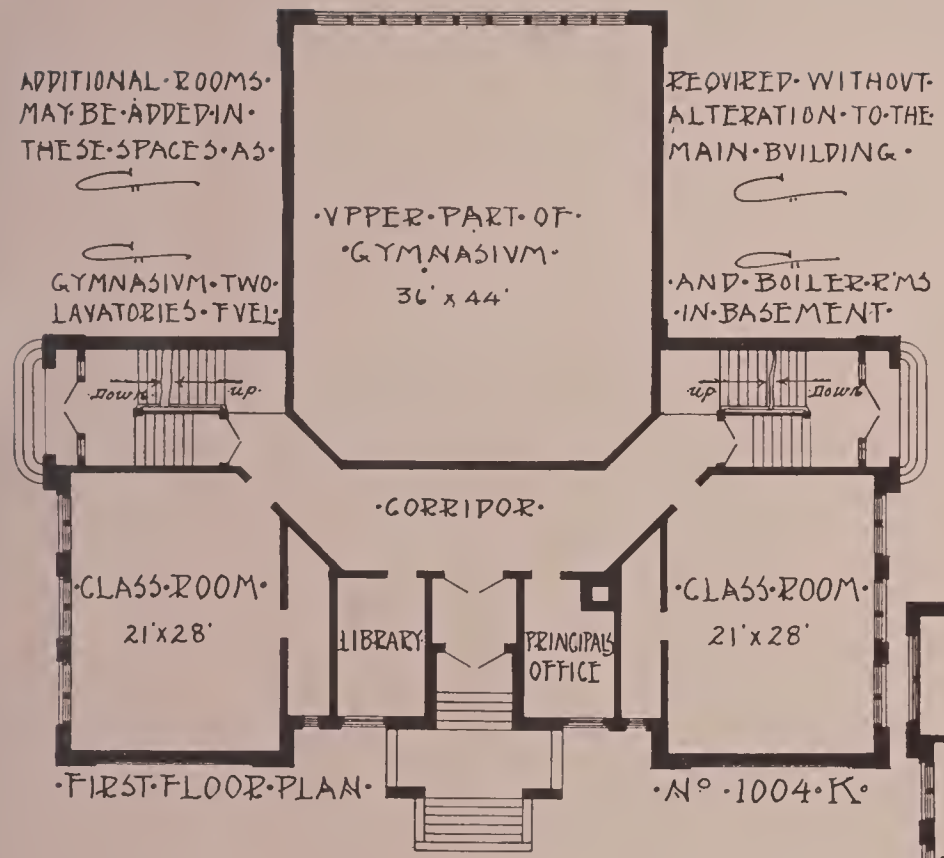

SECOND FLOOR PLAN No 1007 K




**Design Number 1007-K**

A well designed high school building, which costs when built of brick with wood joist $30,000.00 to $35,000.00, when built of concrete including concrete floors $35,000.00 to $40,000.00.

Price of three sets of plans and specifications for a brick building, including blank contracts $350.00. For a concrete building $400.00.




FIRST FLOOR PLAN

No 1004 K

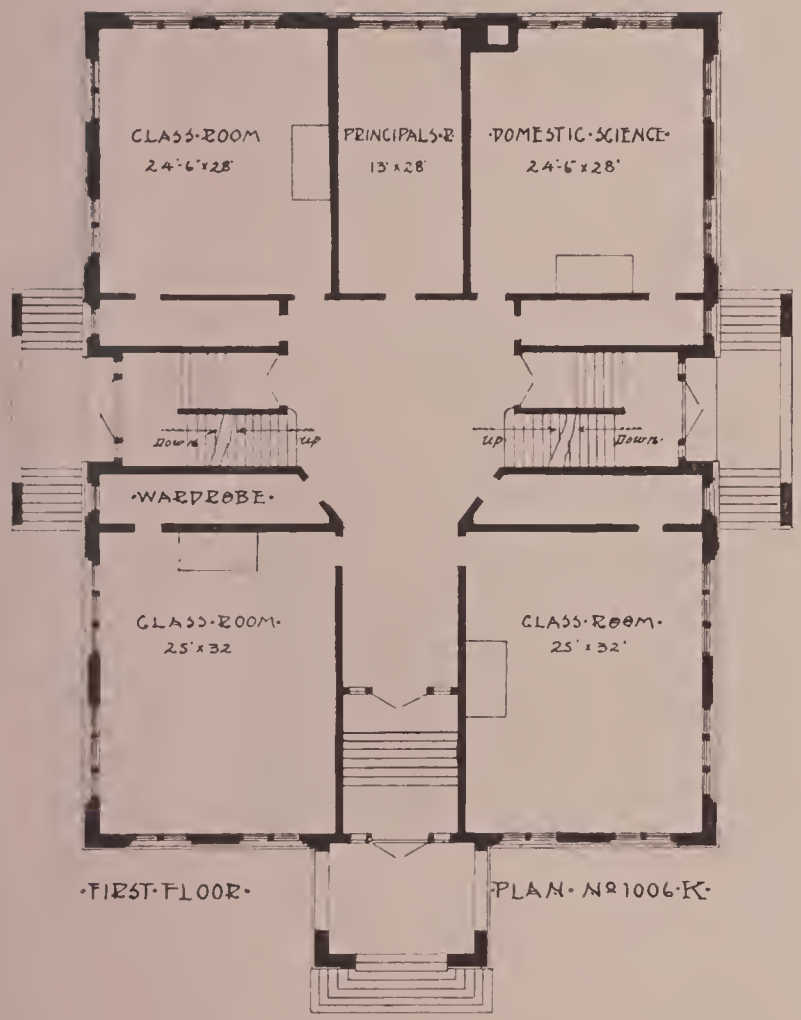
SECOND FLOOR PLAN No 1004 K

**Design Number 1004-K**

A school building which may be built of either brick or concrete with concrete floors. It is so planned that a room can be added to each story at any time and each addition adds to the attractiveness of the exterior.

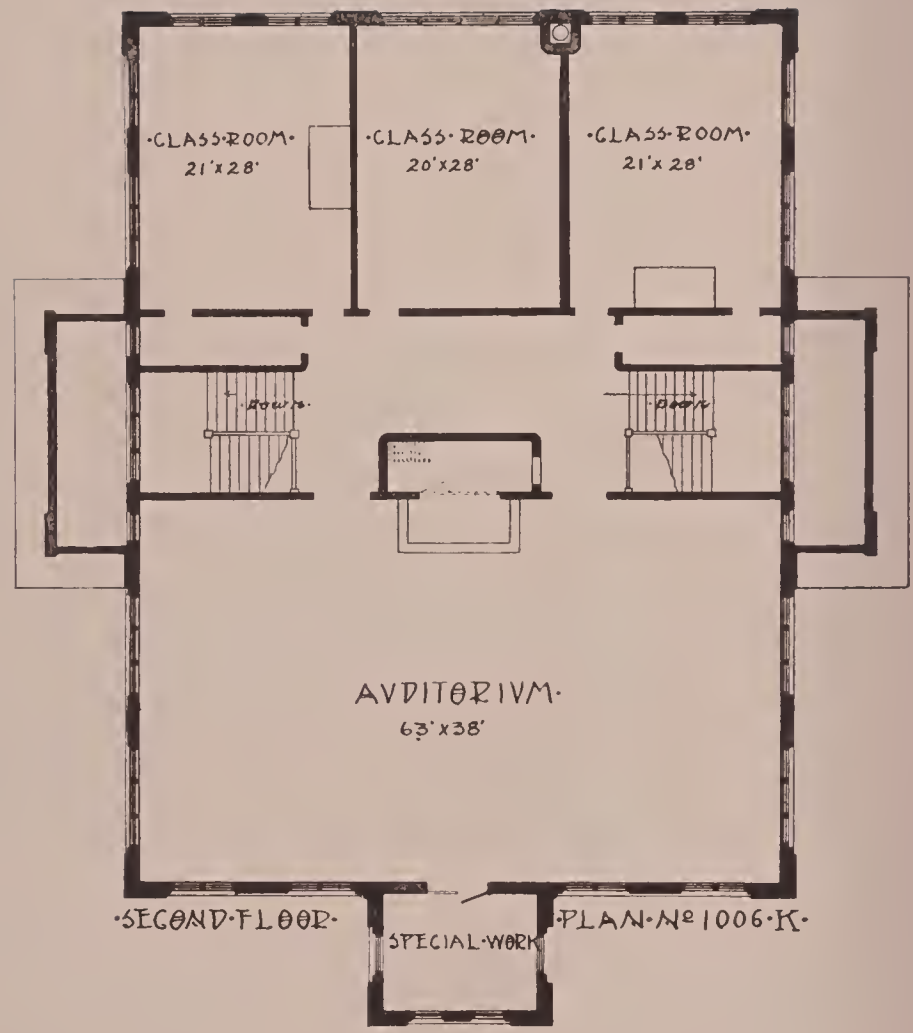
Costs when built of brick $16,500.00 to $18,000.00.

Price of two sets of plans and specifications for brick building, together with contract blanks $200.00.




·FIRST·FLOOR·

·PLAN·Nº1006·K·




·SECOND·FLOOR·

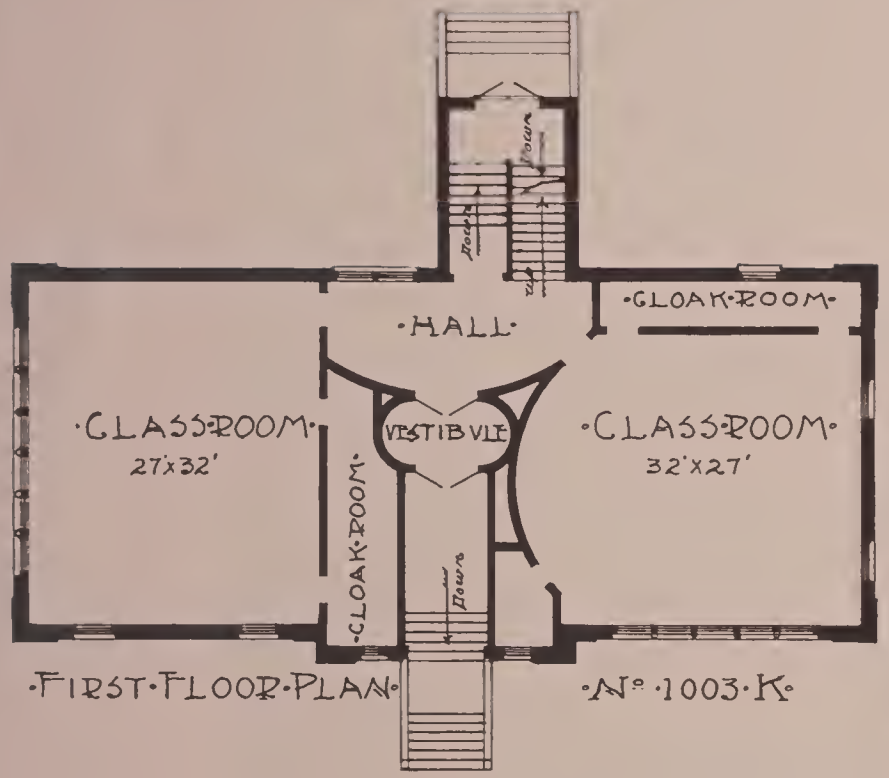
·PLAN·Nº1006·K·

**Design Number 1006-K**

Designed for a high school. In addition to the rooms shown on the first and second floor plans there is a manual training room, a boiler room, lavatories and toilet rooms, a gymnasium and two shower baths in the basement.

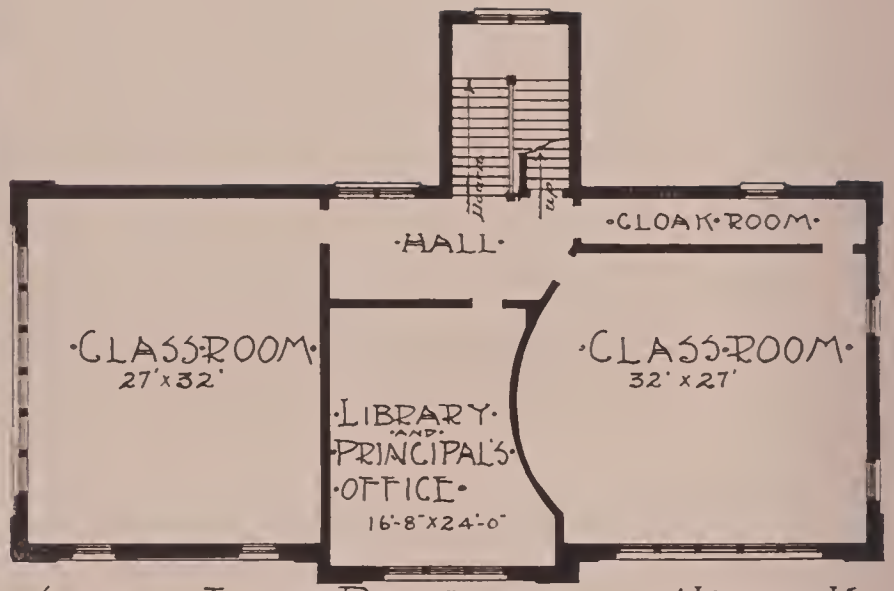
Cost, $23,000.00 to $25,000.00.

Price of two sets of plans and specifications for a brick building with all necessary details $225.00. For a concrete building $250.00.




FIRST FLOOR PLAN

No. 1003 K



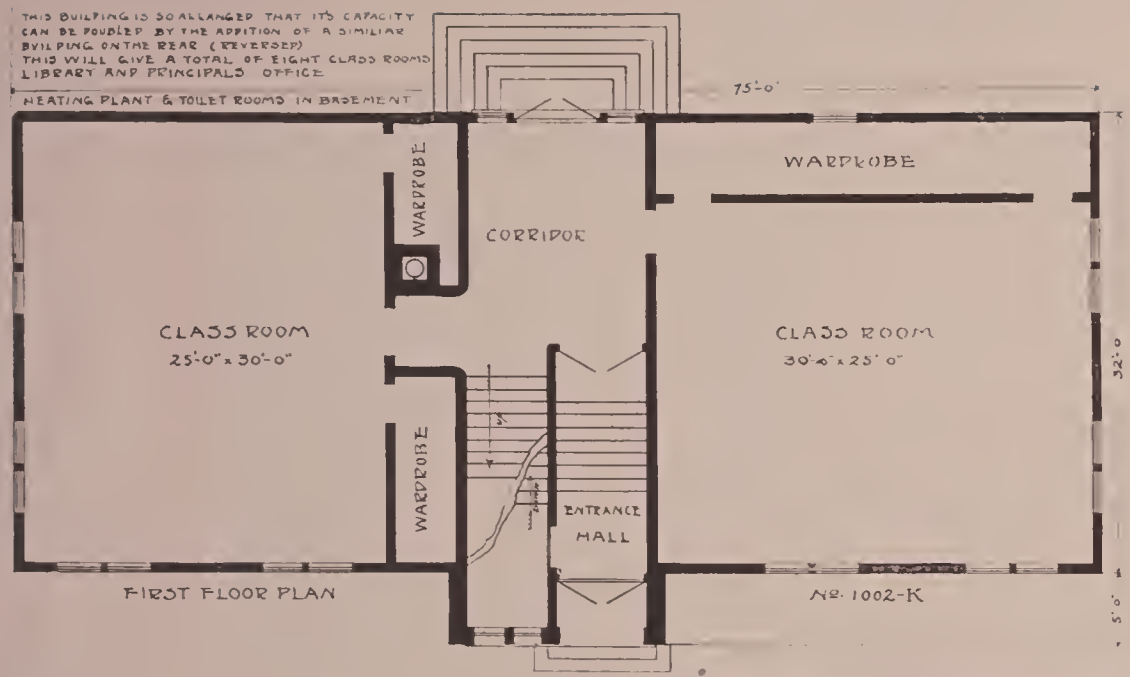

SECOND FLOOR PLAN

No. 1003 K

**Design Number 1003-K**

A school building which is so planned that it can be doubled in size and still retain the attractive exterior appearance. It can be constructed of concrete with concrete floors at a cost of $11,000.00. Cost when built of brick with wood joist construction $9,500.00 to $10,000.00.

Cost of two sets of plans and specifications with blank contracts $150.00.



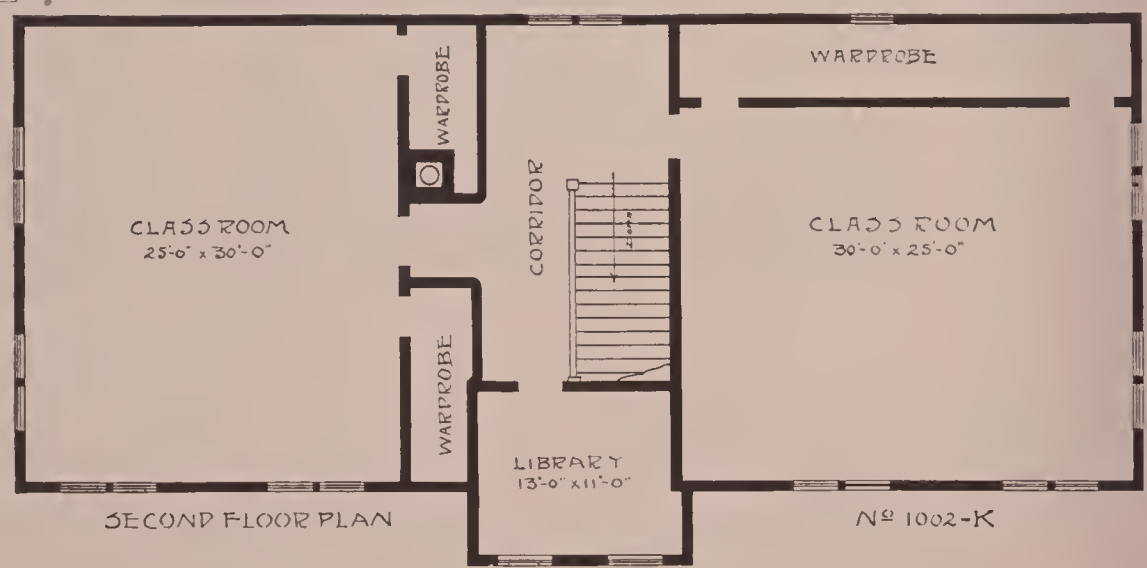

**Design Number 1002-K**

A four room school which is suitable to build as either a frame, brick or concrete structure. It is so planned that the size (number of rooms) can be doubled without injury to the outward appearance.

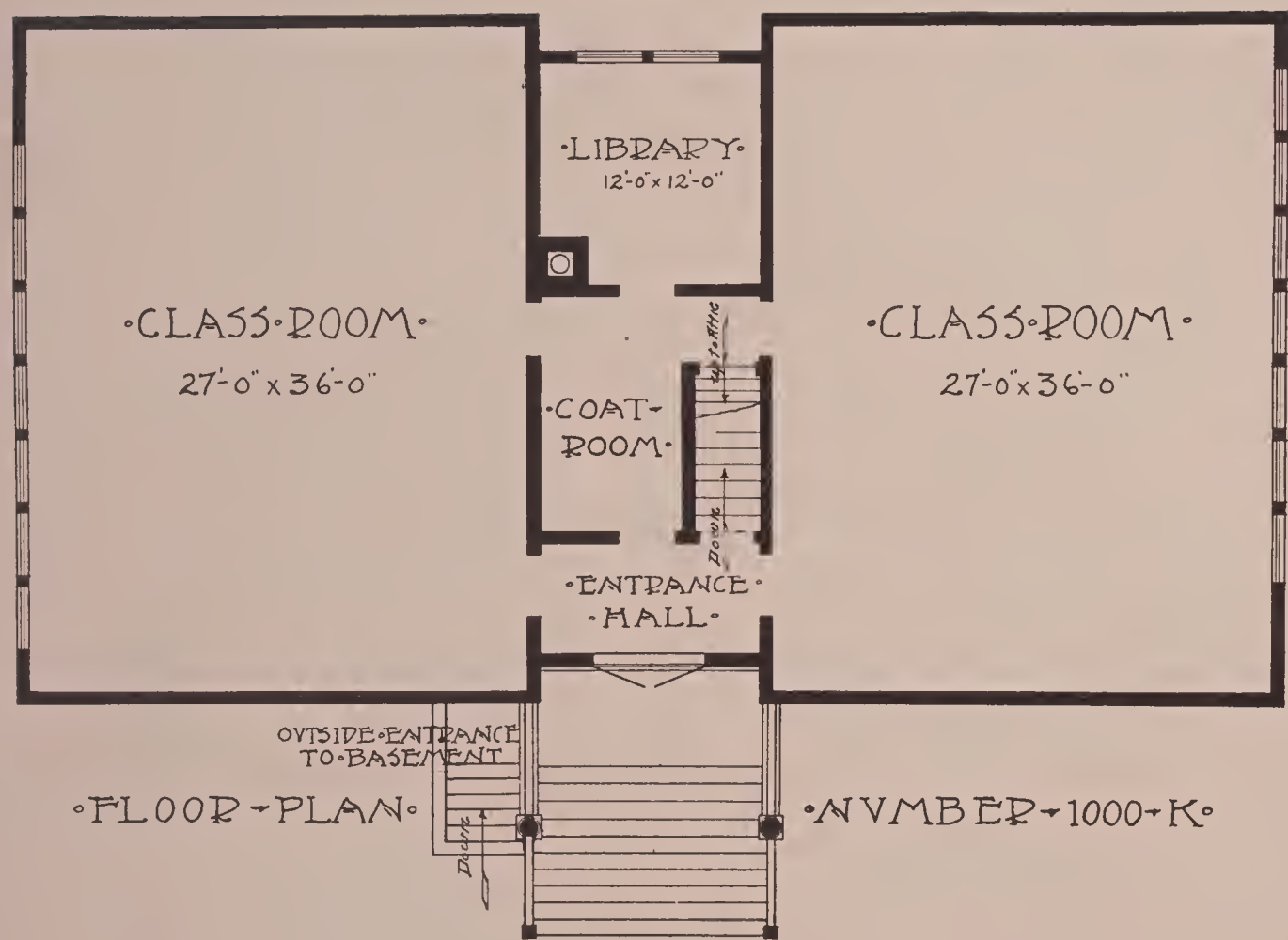
Cost in frame $5,750.00 to $6,500.00.

Price of two sets of plans and specifications for frame construction with the necessary detail drawings and two contract blanks $100.00.

Plans for brick construction $125.00.

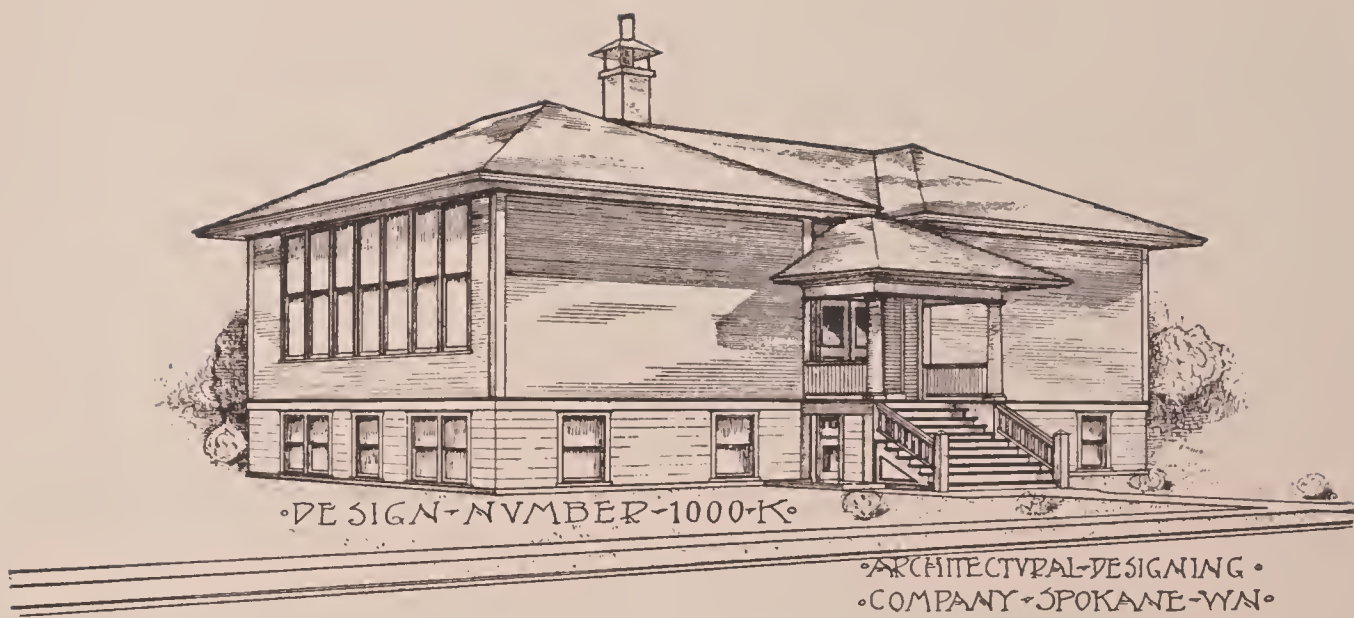


DESIGN·Nº 1002-K
ARCHITECTVRAL·DESIGNING
COMPANY·SPOKANE·Wª.




·FLOOR-PLAN·

·NUMBER-1000-K·



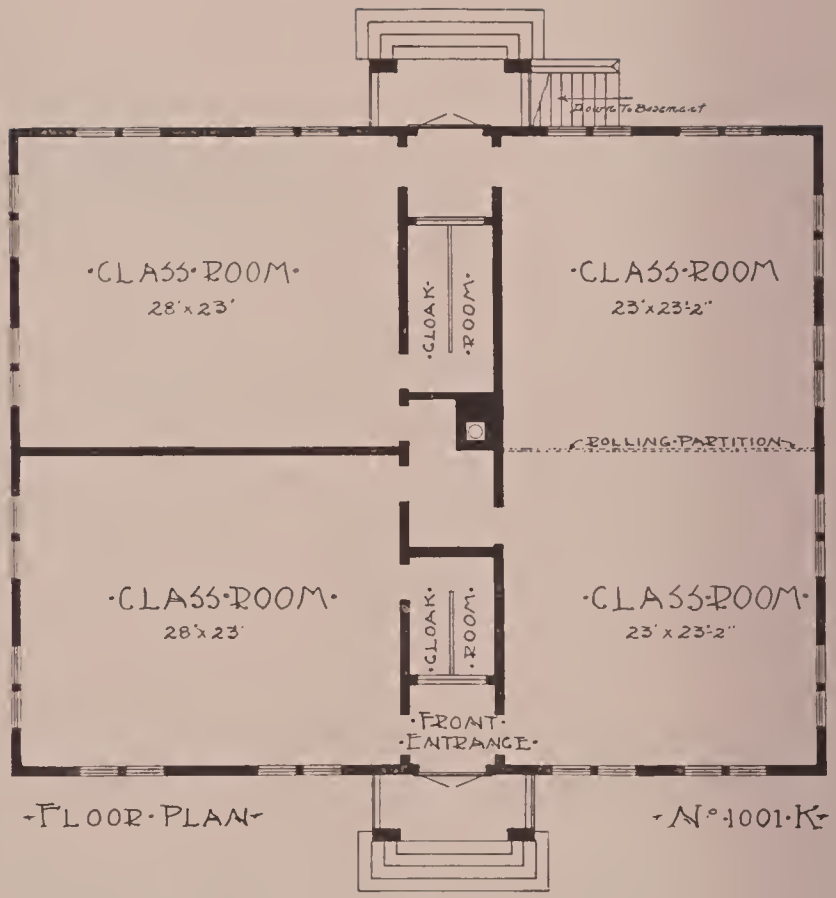

**Design Number 1000-K**

A two room school of frame construction with two large rooms in basement. Can be built for $2,000.00 to $2,500.00.

Price of two sets of plans and specifications together with blank contracts $50.00.

**Design Number 1001-K**

This building is planned for either a three or a four room school of frame construction. Cost from $2,500.00 to $3,000.00, including heating. Price of two sets of plans and specifications with details $75.00.

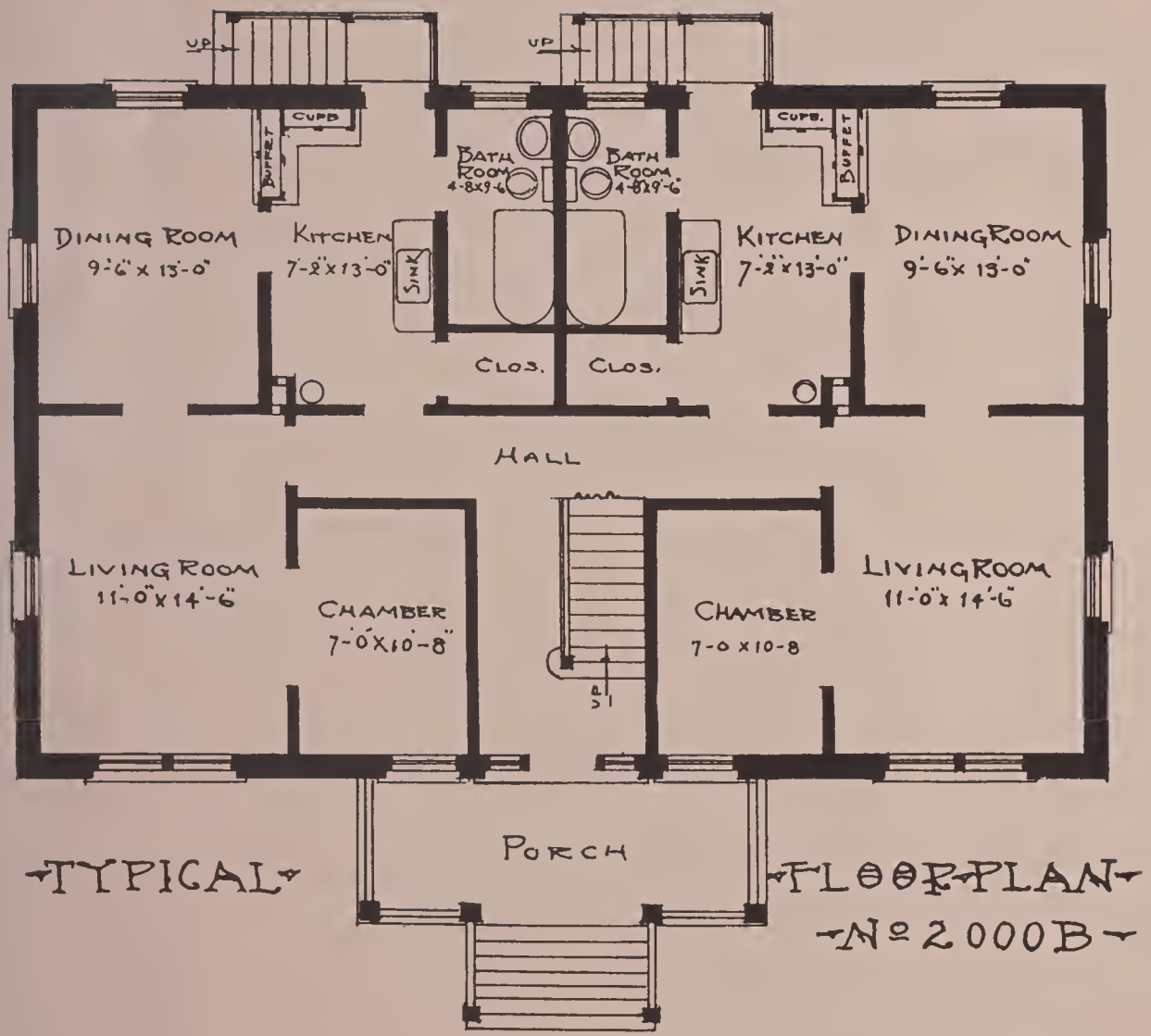


Design Number 1100-K

**Design Number 1100-K**

A very attractive brick building with terra-cotta trimming, built at No. 27 Main Avenue, Spokane, Washington.

The three upper stories are for hotel or apartment house purposes, and although built on an inside lot, there can be no dark rooms even though buildings may be erected to the lot lines on the adjoining lots. It ranks as one of the best constructed buildings of its class in Spokane.




**Design Number 2000-B**

This attractive Mission flat-building is designed not only with regard to artistic exterior effect, but for convenience of floor plan arrangement. Each suite consists of four rooms with private bath and both front and rear entrances.

The building can be erected upon a fifty foot lot, being 47 ft.x30 ft. over the main building.

Economy in cost of construction makes this a very desirable income property. The heating can be arranged for separate heating stoves for each flat, or a combined heating plant of steam or hot water to supply the entire building. State which arrangement when ordering plans.

We can also furnish this plan in English Tudor design, a sketch of which will be sent on application with order.

The floor plan arrangement we can furnish either as shown or with separate outside entrances for each flat in place of the hallways here shown.

Sketch of this arrangement will be sent upon application with order.

The cost of this building is between $6,500.00 and $8,000.00.

Plans and specifications complete, including all necessary details $130.00. Extra set of blue prints and specifications, material list and blank contract $10.00 additional.

Design Number 2000-B

GARAGE · DESIGN · NUMBER · 1075 · K-B
ARCHITECTURAL · DESIGNING · COMPANY
· SPOKANE · WASH ·

**Design Number 1075-K-B**

We can furnish plans for this attractive brick garage with any depth of building required. The space may be arranged for display rooms and office occupying the front portion, and storage room for cars, machine and tool rooms, wash rack, and all other accessories for a well equipped garage. The floors are of concrete. Width of building 50 feet.

Floor plan sketches with estimates will be sent upon inquiry stating requirements.

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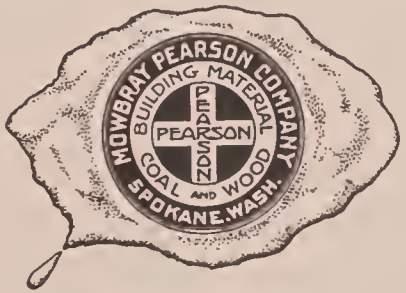


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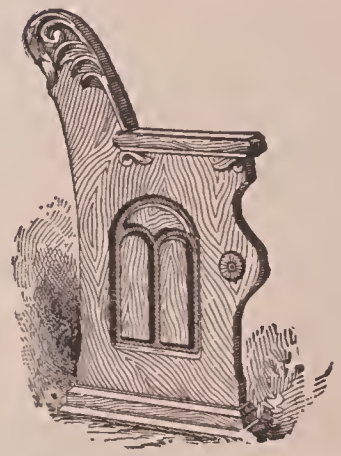

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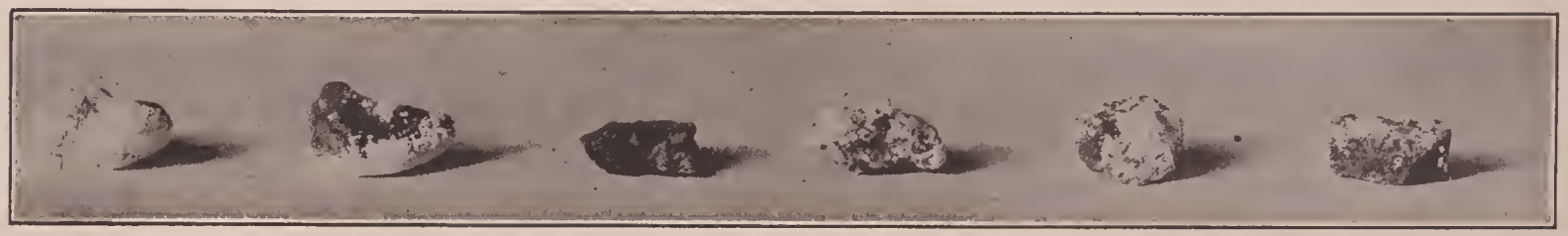

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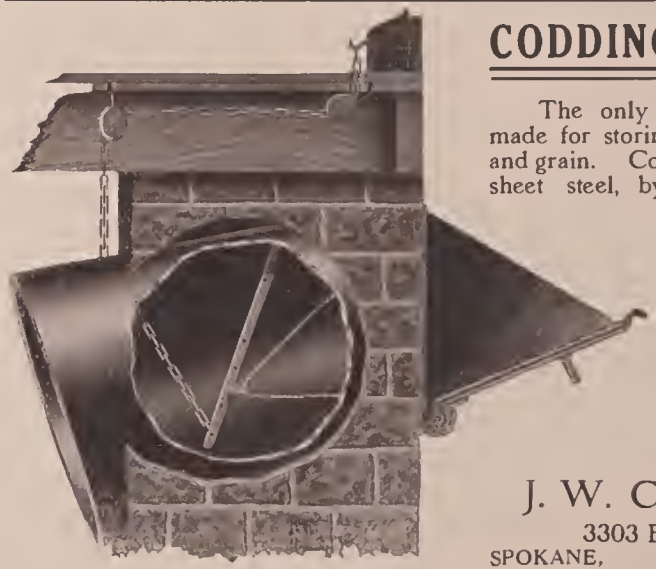

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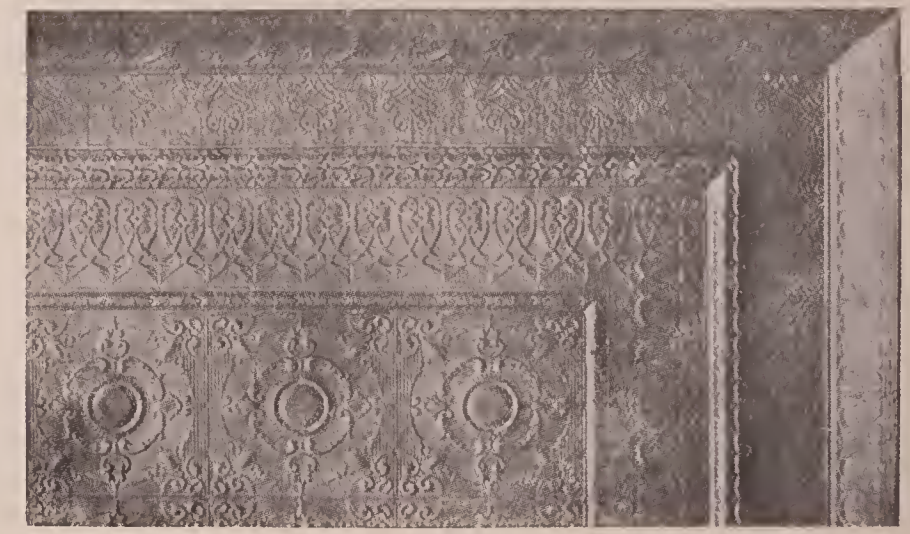

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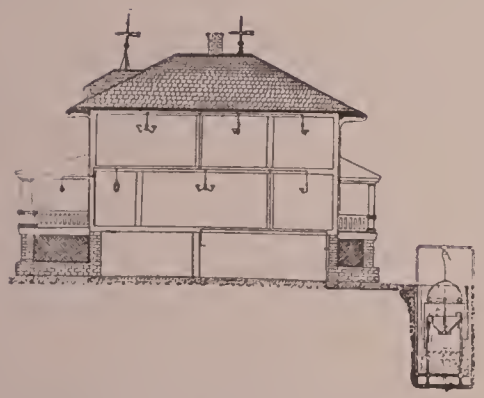

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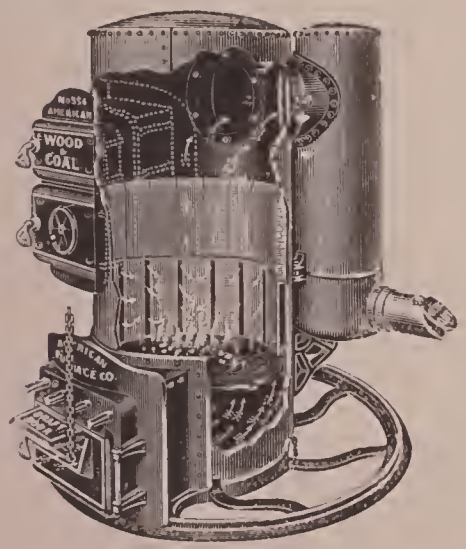


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